ELDERLY HOUSING PROPOSAL

BUILDING 104 IN THE CHARLESTOWN NAVY YARD

Bricklayers and Laborers
Non Profit Housing Corporation

Boston Redevelopment Authority
Boston, MA

gm. 46 1251

Bricklayers & Laborers Non-Profit Housing Co., Inc.
P.O. Box 1140
Boston, MA 02130

April 30, 1991

Ms. Lisa Chapnik, Director
City of Boston
Public Facilities Department
15 Beacon Street
Boston, MA 02108

RE: Section 8 Project Based Assistance Program

Dear Ms. Chapnik:

Enclosed please find our application in response to the PFD Request for Proposals for project based Section 8 funding. The Bricklayers & & Laborers Non-Profit plans to construct 46 units of elderly housing in Building 104 of the Charlestown Navy Yard.

We are requesting Section 8 funding for 30 units, the remaining 16 units will be restricted to individuals with incomes not exceeding 60% SMSA. Affordability restrictions will be put in place to ensure the long term affordability of this elderly housing.

The design of Building 104 maximizes affordable living for the elderly while rennovating and preserving a historically significant building. The design has been approved by the Massachusetts Historical Commission after an extensive review process.

Financing will be provided by the Bricklayers and Laborers Union Pension Funds in conjunction with US Trust.

We hope you will look favorably on our proposal and make it possible for us to provide decent and affordable housing for the elderly in the Charlestown Navy Yard.

Sincerely,

Thomas McIntyre

Thomas McIntyre
President

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HUD PREVIOUS PARTICPATION CERTIFICATION ____

FORM 1

PROJECT SUMMARY

1. APPLICANT: Name *Bricklayers and Laborer's Charlestown Non-profit Devel. Corp.*

Address 2 Park Plaza, Room 312, Boston, MA 02116

2. PROJECT ADDRESS: *First Avenue, Charlestown Navy Yard*

3. PROJECT NAME (if different): *Building 104*

4. Does the proposal include plans for using City-owned or abandoned property?

Yes *Yes* No _____

5. PROJECT TYPE: (Check all categories that apply)

____ NEW CONSTRUCTION
____ REHABILITATION OF OCCUPIED PROPERTY
X REHABILITATION OF ABANDONED PROPERTY
____ MIXED USE

____ RENTAL
____ SUPPORTED HOUSING
____ ADAPTIVE REUSE
____ OTHER (specify) _____

6. PROJECTED DATE OF COMPLETION: Fall of 1992

PROPOSED TERM OF CONTRACT FOR SECTION 8 PROJECT BASED ASSISTANCE 15 yrs

7. PROJECT DESCRIPTION: Complete the following project description where the following definitions apply: "new units" includes newly constructed housing, rehabilitation of abandoned units, creation of new housing through adaptive reuse.

(i) UNIT BY TYPE	TOTAL UNITS	(ii) # OF PBA ASSISTED UNITS		CONTRACT RENT
MULTI-FAMILY HOUSING RENTAL		SRO		
LIMITED EQUITY COOPERATIVE	46	OBR		
SINGLE ROOM OCCUPANCY (SRO)		1BR	30	
OTHER (specify)		2BR		
		3BR		
		4BR		
Total	46		30	

Form 1/pg.2

8. AFFORDABILITY RATIOS

		NUMBER	PERCENT
(i)	Market Rate Units:	0	0 %
	Moderate (below 80% median income)	16	34.8 %
	Units reserved for low-income households with rent subsidies (at or below 50% of median	30	65.2 %
	Total Units	46	100%
(ii)	Units reserved for households at or below 60% of area median income	16	34.8 %

9. Cost summary

TOTAL DEVELOPMENT COST: $ 5,372,607

DEVELOPMENT COST PER SQ. FT.: $ 70/GSF
A. NEW CONSTRUCTION: $
B. REHABILITATION: $ 70/GSF

10. Financing Summary

	Construction	Permanent
PROPOSED PROJECT FINANCING (Private)		
Neighborhood Housing Trust	125,000	0
Syndication Equity	837,024	2,511,071
U.S. Trust	383,221	0
Bricklayers and Laborers Union Pension Funds	3,451,986	2,361160
PROPOSED PROJECT FINANCING (Public)		
BRA Predevelopment Loan	75,000	0
BRA Land Loan	500,000	500,000
TOTAL PROPOSED PROJECT FINANCING:	$ 5,372,607	5,372,607

ELIGIBILITY AND RANKING CRITERIA

11. The rehabilitation or production of limited-equity coöperatives and lodging houses.

The Charlestown Navy Yard (CNY) Building 104 project will result in the production of 46 units of limited-equity coöperative elderly housing (30 Section 8 Project Based Assistance units and 16 for households under 60% of the median income). The rehabilitation of Building 104 wil alleviate the need for elderly housing in Charlestown and in the City of Boston.

Elderly Population & Housing in Charlestown
In 1985, according to the BRA household survey, over 2,508 people or 19% of Charlestown's population was over 55 years of age which is greater than the City average of 18 percent. During the same period, 1,584 people were over 65 years of age, or 12 percent.

In terms of elderly housing units created in the neighborhood, in the last 10 years, only 241 units were created in Charlestown of which only 121 units of elderly housing were created in the Navy Yard. In summary, there are over 1,584 elderly people in Charlestown and only 241 units of elderly housing created in the last 10 years.

12. The provision of supportive services to low-income tenants.

This Development will offer the following program services:

- Comprehensive Service Program which includes extensive security, including seminars on personal safety offered in conjunction with Boston Police Senior Response group, 24 hour emergency response systems in each unit, housekeeping service, an array of recreational and social programs.

- Health Care Service Program which includes nutritional guidance, fitness, health risk management, home health service, facilitating long term insurance and access to all available social service programs, and nursing home placement.

- Proximity to the Charlestown Neighborhood Health Center which will provide key medical, pharmaceutical and nutritional services for the Elderly.

12. The provision of supportive services...(continued).

- Elder Care Programs which includes space for entertainment and meetings as well as amenities such as library, space for entertainment. Building 104 is also next to the YMCA which also offers many programs for elders; moreover, the Kennedy Center in Charlestown offers elder programs including aerobics classes.

13. The Rehabilitation of key structures.

Consistency with City Of Boston's Development Priorities
The development of the Navy Yard is one of the City's key development initiatives. Central to this initiative is the development of affordable housing and the preservation of historic buildings within the architectural context of the Charlestown Navy Yard.

The rehabilitation of building 104 into 46 units of limited equity cooperatives is an opportunity to provide additional elderly housing in the Navy Yard, as well as to preserve a badly deteriorated structure which is representative of the original historic fabric of the Navy Yard.

The Charlestown Navy Yard Master Plan
Building 104 is within the boundaries of the Navy Yard's Housing Special Study area. The Housing Special Study Area was established to maximize the development of affordable and elderly housing in the Navy Yard. The development's proposal of 46 affordable limited equity cooperative units for elderly housing is consistent with the Master Plan. The Plan calls for the creation of affordable housing in Building 104 as well as for an increase in the number of elderly housing in the Charlestown community.

Furthermore, The Program of Preservation and Utilization governs the rehabilitation of buildings in the Historic Monument Area of the Navy Yard, in which Building 104 is located. Historically, Building 104 was built in 1901 and served as the ship repair shop. It was erected as a 3 story structure with steel frame and brick masonry which was modified in 1939 to its present 4 story form.

Presently, the rehabilitation plans for this new housing will not only enhance the essential form and integrity of this historic property but it will also improve the quality and quantity of elderly housing in the neighborhood.

14. Developer Capacity

Bricklayers and Laborers Union
The Bricklayers have an excellent reputation in fulfilling the Master Plan's goals of rehabilitating and adaptively reusing the Navy Yard's historically significant structures. Our first development in the Navy Yard provided affordable homeownership opportunities for 50 working families. The handsome award winning brick design fits naturally in the historic Navy Yard. We understand the importance of the fabric in the Navy Yard and will make every effort to understand the building, size and context for the development of Building 104.

15. Leverage of Private Funding.

The proposed development will leverage about $500,000 of private capital (linkage funds).

16. Readiness to Proceed.

The proposed development conforms to current City of Boston Zoning Regulations.

17. Site and Design.

The design of the forst Bricklayers development in the Navy Yard, the Charlestown Navy Yard Rowhouses, understood the fabric established in the Navy Yard by such buildings as Building 104, and this development will likewise make every effort to be responsive to both the program of elderly housing and the historic character of the building itself. The design seeks to protect and maintain the essential character of the building and repair significant architectural features of the building damaged over time by neglect and thoughtless renovation.

The development design has been presented to the Massachusetts Historical Commission and has met withinitial approval.

18. Percentage of Affordable Units.

Of thirty eight units at the Building 104 development, thirty will be affordable. This constitutes a seventy nine percent (79%) rate of affordability.

19. Duration and Strengths of Mechanisms to Preserve Affordability.

The thirty affordable units will be affordable in perpetuity. There will be deed restrictions and a Land Disposition Agreement to attest to this fact.

20. Site Control.

The Bricklayers and Laborers Charlestown Non-Profit Development Corporation was designated as developer of the CNY Building 104 by the Boston Redevelopment Authority on July 12, 1990 (7/12/90). See Attachment B.

21. Compliance with Boston Jobs.

The Bricklayers and Laborers Charlestown Non-Profit Development Corporation will comply with the City of Boston Residents Jobs Ordinance.

22. Compliance with Building and Sanitary Codes.

The building will comply with all relevant building and sanitary codes.

23. Fair Housing.

The Bricklayers and Laborers Charlestown Non-Profit Development Corporation will comply with the City of Boston Fair Housing and Employment Plan and the Boston Fair Housing Commission regulations pursuant thereto.

24. Extent of Participation by Minority- or Women-Owned Business.

THe developer has identified several minority- and women-owned businesses and will work closely with the general contractor to ensure participation by minority- and women-owned business in compliance with current City policies.

FORM 2

I. SITE INFORMATION

Please include site map and directions as **ATTACHMENT A**.

1. SIZE OF SITE

   a. Site gross square footage/acreage: *23,000 square feet*

   b. Site's buildable square footage/acreage: *23,000 square feet*

   c. Wetlands square footage: *zero*

2. EXISTING SITE CONDITIONS

   a. Number of existing structures: *one*

   b. Gross square footage of existing structures: *54,140 square feet*

   c. Number of on site parking spaces existing/proposed *0/30*

3. AMENITIES AND SERVICES

   Please indicate distance from site:

   a. Shopping facilities *Charlestown Shopping Mall--1 mile*
   b. Schools *Elementary--1/4 mile Jr./High Schools--1½ miles*
   c. Hospitals *Massachusetts General Hospital--1½ miles*
   d. Parks & Recreational Facilities *200 yards*
   e. Police Station *District A--2 miles*
   f. Fire Station *Winthrop Street (Engine #50)--½ mile*
   g. Public Transportation *by yard & on Chelsea Street--MBTA & Water Taxi*

* Please locate the above on the City map as part of **ATTACHMENT A**.

4. PROPOSED DEVELOPMENT PLAN — CHECK

a.	Number of new structures:	zero
b.	Gross square footage of new structure(s):	zero sq. ft.
c.	Total number of buildings planned: (including existing structures)	one
d.	Highest number of stories above basement:	3½
e.	Total gross square footage planned: (including existing structures)	54,140 sq. ft.
f.	Total residential square footage:	29,900sq. ft.
g.	Total commercial square footage:	zero sq. ft.
h.	Total community/common space square footage:	12,900sq. ft.
i.	Percent square footage for residential use:	100 %
j.	Total number of residential units:	46
k.	Number of handicapped residential units: (5% minimum required)	2 *
l.	Project density (units per acre):	92 units/acre

* All units are handicapped-adaptable.

5. **Please indicate below whether the proposed project has received environmental clearance from the City of Boston, 21E approval from the State and respective dates.**
The 21E report prepared by McPhail Associates, Inc., is attached as attachment N. The report, dated November 9, 1990, "found no indication of a release or threat of release of oil or hazardous materials at the subject site".

FORM 3

SITE CONTROL/DEVELOPMENT SCHEDULE

1. Status

Type of Status	Effective Date	Expiration Date
Developer Designation	7/12/90	perpetuity
Option		
Purchase and Sale		
Deeded	~~Land Disposition~~ Agreement--August 1991	

Please include evidence of Site Control as **ATTACHMENT B.**

2. Development Schedule

	Actual or Projected Dates
Construction Loan Closing	3 months from Section 8 Project-Based Award
Construction Start	4 months from award
50% Construction Completion	10 months from award
Construction Completion	16 months from award
First Certificate of Occupancy	12 months from award
Permanent Loan Closing	18 months from award
95% Occupancy	20 months from award

FORM 4

TENANT SERVICES & AFFORDABILITY

1. If the proposed project is a limited equity cooperative, describe the evolution and status of organization, what level of education/training that has/will take place and by whom, and whether Articles of Organization and Bylaws that have been drafted, filed or adopted? Include this narrative and any documents as **ATTACHMENT C.**

2. If the proposed project will serve a special needs population, describe the community and the social service to be provided. Include information regarding the service provider, the source of funds (e.g. Department of Mental or Public Health) for the service as well as the term of and restrictions on the use of those funds. Describe any previous experience the developer has had with this or any similar community. Describe the level of technical assistance available to the developer in the development and operations of the housing. Include this narrative and any relevant information or documents as **ATTACHMENT D.**

3. Statement of the Owner's plan for managing and maintaining the unit(s) in **ATTACHMENT E** (format provided).

4. All projects must conform with the use restriction terms imposed through the specific funding resources proposed. Briefly describe below any plans for extending the use of the property beyond the minimums, and how the owner intends to maximize affordability levels. The limited-equity ownership structure will ensure long-term affordability, not only of the thirty Section 8 units, but also of the sixteen 60% SMSA units.

5. **If proposed project is substantial rehabilitation, must any tenants be relocated?**

   YES _____ NO __X__

   Please sign the disclosure statement located on **Page 2** of this form and (if applicable) provide a detailed relocation plan as **ATTACHMENT F.**

Form 4/pg.2

TENANT RELOCATION CERTIFICATION

Not applicable--building has been vacant since 1974.

I/We, _____, certify that no tenant currently residing at the project site has been forced to move without cause in the last twelve months.

I/We, agree (if applicable) to assume all such costs of temporary tenant relocation.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

_____ Day of _____, 19_____

SIGNATURE: _____

ADDRESS: _____

FORM 5

I. DEVELOPMENT TEAM INFORMATION

Developer Name: Bricklayers & Laborers Charlestown Non-Profit Development Corp.

Address: P.O. BOX 1140, Boston, MA 02130

Telephone: (617) 277-8014

1. As **ATTACHMENT G**, on a separate page, please describe fully the nature of the development entity, including: a) the legal structure, b) list the general partners c) the legal history of the organization. Please attach a copy of any joint venture agreement, articles of incorporation or trust agreement establishing the development entity.

Builder (s)

Bricklayers & Laborers Charlestown Non-Profit Development Corp.

Architect/Engineer (s)

Architect William Rawn Asssociates, 101 Tremont St., Boston, MA 02108
Geotechnical - McPhail Associates, 30 NOrfolk Street, Cambridge, MA 021
Structural - LeMessurier Consultants, 1033 Mass Ave., Cambridge, MA 021

Attorney

Ms. Valerie Swett, Deutsch Williams
99 Summer Street
Boston, MA 02210

Accountant

Robert Mulrey
82 W. Broadway
Boston, MA 02127

Development Consultant

A.M. Fogarty & Assoc., Inc.
175 Derby St., Suite 5
Hingham, MA 02043

Construction Manager

Bricklayers & Laborers Charlestown Non-Profit Development Corp.

Marketing Agent (if applicable)

Mr. Dana Anderson, A.B. Development
96 Danforth St., Suite 49
Taunton, MA 02780

Management Agent

Barkan Companies
24 Farnsworth Street
Boston, MA 02210

General Contractor

Mirabassi Associates
27 Wormwood St.
Boston, MA 02210

2. For each of the members of the development team, including each general partner include a resume as **ATTACHMENT H.**

II. DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

1. Name and address of developer:

   Bricklayers & Laborers Charlestown Non-Profit Development Corp.
   P.O. Box 1140
   Boston, MA 02130

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

   YES: ___x___ NO: _____

   If yes, explain:

   Bricklayers & Laborers Non-Profit Housing Co., Inc.

3. a. The financial condition of the developer, as of _____ is as reflected in the attached financial statement as **ATTACHMENT I**. Additionally, you are required to sign the certification on page 5 of this form.

   NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also provide an interim balance sheet not more than 60 days old as part of **ATTACHMENT I.**

   b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

   Robery Mulrey
   82 W. Broadway
   Boston, MA 02127

4. Name and addresses of bank references:

   Mr. Quinn Sullivan
   U.S. Trust Co.
   One Batterymarch Park
   Quincy, MA 02169

5. a. Please list the names of officers, principal members, shareholders, investors and other parties having a substantial interest in the project.

No Directors have a financial interest in the property.

b. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: x

If yes, give the date, place and under what name.

6. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion.

See Attached

6. a. Comparable Undertakings

Andrew Sq. Rowhouses, S. Boston, MA

Construction of 18 condominium units for first time homebuyers. Designed, developed and marketed this development. Total development cost 1.4 Mil

Charlestown Navy Yard Rowhouses, Charlestown, MA

Developed 50 units of affordable housing in the Charlestown Navy Yard. Building consisted of three components an elevatory building, a series of rowhouses and a four story building with six units.
Total development cost 5.5 Mil.

Back of the Hill Townhouses, Mission Hill, MA

Developed 165 units of mixed income housing in Mission Hill. Development consisted of a series of townhouses on existing and newly constructed streets on over 11.5 acres. Land for the development was purchased from the Lahey Clinic.
Total development cost 22.5 Mil.

7. Has the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder? Yes _____ No ___X___

8. Please list the name and address of the General Contractor and complete General Contractor Profile (see Form 6).

   Mirabassi Associates
   27 Wormwood St.
   Boston, MA 02210

9. Provide a statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement) below.

CERTIFICATION

I/We, Thomas J. McIntyre, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated 4/22/91	Dated
Thomas J. McIntyre	
Signature	Signature
Thomas J. McIntyre	
P.O. Box 1140, Boston, MA	
Address & Zip Code	Address & Zip Code

FORM 6

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this Statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

   None other than current liabilities.

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department.)

   No

3. Have any of the principals previously owned any real estate? If so, when, where, and what type of property?

   Only individual residences.

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

   No

5. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston or BHA employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston and/or BHA position, and if not currently employed by the City/BHA, the last date of City/BHA employment.

   Joanne Troy of the Bricklayers & Laborers Charlestown Non-Profit Development Corp. was a City of Boston employee. Employment was terminated on 7/1/90. Her position was Staff Assistant Mayor's Office.

Form 6/pg.2

6. Summarize all the owner, developer, builder, architect, and management agents prior participation in BHA and/or City of Boston employees (if applicable) and disclose of any possible conflict of interest by any of these parties. **ALSO COMPLETE THE HUD PRESCRIBED PREVIOUS PARTICIPATION CERTICFICATION FORM WHICH IS ENCLOSED AND INCLUDE IN YOUR COMPLETED APPLICATION.**

   Developer participated in BHA "705" program at the Back of the Hill Townhouses. 16 units were sold to the BHA. No conflict of interest is known.

7. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crimes?

   NO

8. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

   NO

NOTE: The applicant is required to provide the above information to the Boston Housing Authority concerning any participant who is not known at the time of the Owner/Applicants submission as soon as the paritcipation is known.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

22 Day of April, 19 91

SIGNATURE: Thomas McGrath

ADDRESS: P.O. Box 1140, Boston, MA 02130

FORM 7

GENERAL CONTRACTOR'S PROFILE

Indicate approximate dollar amount of bonding capacity authorized in past three years. $ 10,000,000 on any one project

Agent Name, Address, and Telephone:

Brian Driscoll, Driscoll Insurance Agency, Inc.

P.O. Box 9058, Braintree, MA 02184

(617) 848-5500

Is the general contractor under probation or disbarment by a federal or state agency or authority for compliance violations respecting federal or state regulations or policies concerning equal employment opportunity or prevailing wage regulations? No

If yes, describe:

Are any contracts to which the general contractor is a party under litigation or arbitration? Yes _____ No X

If yes, indicate claimant, project name, approximate amount of claim(s), nature of claim(s) and present status:

Has the general contractor ever failed to complete a project? Yes __ No X

If yes, describe:

Describe the work customarily performed by the general contractor.

Carpentry, General Labor

Include approximate percentage of work to be subcontracted. 75 %

Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor specifying qualifications of personnel and general experience of contractor.

All key personnel have over 30 years experience in the building industry. Mirabassi Associates uses only selected subcontractors and provides experienced supervision and coordination to complete projects on time and within budget.

Provide a schedule of contractor's work in process including location, dollar amount of contract, construction start and estimated completion dates.

Plymouth Rock Assurance Corp., 20 East Street, Boston, MA
$323,000 Dec. 1990 - April 1991
Ernst & Young, 200 Clarendon St., Boston, MA
$960,000 Jan. 1991 - May 1991
Hyatt Regency Hotel, Memorial Dr., Cambridge, MA
$1,240,000 April 1991 - August 1991

FORM 8

ZONING

1. What is the present use of the property? *The property is currently vacant. It is a historic property, built in 1901. It originally served as a ship repair shop.*

2. What is the present zoning of the property? *The proposed project conforms to Article 42F ("HarborPark District/ Charlestown Navy Yard") of the Boston Zoning Code. Building 104 is located in a Housing Priority Area (see Attachment J).*

3. If present zoning does not allow for proposed use, has the needed zone change/variance/special permit/ been obtained?

Yes____ No____

If not, describe status:

Not Applicable

Please include evidence, if available, of zoning, zoning map, and local zoning regulations as part of **ATTACHMENT J.**

6. Briefly identify and describe any known support and/or opposition by local officials or neighborhood groups regarding the project; include any letters of support as **ATTACHMENT K.**

The Charlestown Neighborhood Council is in favor of the proposed housing development in Building 104. See Attachment K for their letter of support.

8. Name and telephone number of key local official(s) familiar with this proposal: *Stephen Coyle, Director, Boston Redevelopment Authority: 722-4300 ext. 4301*

9. Name of active neighborhood group: *Charlestown Neighborhood Council*

Contact person and phone number: *Dennis McLaughlin: 725-3523*

FORM 9

1. HOUSING DEVELOPMENT BUDGET

Developer Name: Bricklayers and Laborers Charlestown Non-Profit Development Corporation, Inc.

Housing		% TDC
Acquisition Cost	500,000	9.3
Construction Cost		
New ($ /GSF)	-	0
Rehab ($ /GSF)	3,789,800	70.6
Site Preparation & Demolition		0
Parking ($ /space)		0
Site Improvements	0	0
TOTAL 3,979,290		
Related Costs		
Architect/Engineering (% of Construct. Cost)	313,757	5.8
Building Permits	71,627	1.3
Insurance during Construct.	50,000	0.9
Property Tax during Construct.	10,000	0.2
Construction Loan Interest (mos. @ % on $)	197,703	3.7
Legal Fees	100,000	1.9
Marketing/Brokerage	10,000	0.2
Developer Fees	0	0
Other Professional Fees (specify) Development Management	79,586	1.48
Title Insurance		0
Mortgage Recording Fees		0
Other Related Costs (Specify)	38,219	0.7
TOTAL		
Contingency (% of $)	208,539	3.9
TOTAL DEVELOPMENT COST	5,372,607	100

Gross Sales Proceeds (if applicable) $ None

Less Marketing Fees (% of Gross Sales Proceeds) $

Less Development Costs $

Net Profit (Before Taxes) $

* Please provide a detailed work write-up of proposed rehabilitation as ATTACHMENT L.

Form 9/pg.2

YEAR I

2. HOUSING OPERATING BUDGET

Developer Name: _____

YEAR 1

RESIDENTIAL INCOME

Unit Type	#	Rent/Year	
1 Bedroom	46	358,057	$358,057
Laundry		4,416	4,416
Parking		27,000	27,000
GROSS POTENTIAL INCOME			$389,473
VACANCY			
Residential (3 %)			13,883
EFFECTIVE GROSS INCOME			375,590
OPERATING EXPENSES			
Insurance			20,700
Heat			12,190
Electric			12,167
Water & Sewer			13,938
Garbage Removal			5,750
Repairs			16,000
Maintenance			18,400
Replacement Reserve			13,800
Operating Reserve			8,855
Management			36,800
Other (Specify)			18,400
TOTAL OPERATING EXPENSES			177,100
REAL ESTATE TAXES			29,900
NET OPERATING INCOME			168,590

DEBT SERVICE (10% on $ $2,358,083 for 30yrs.) ($250,144)

CASH FLOW $25,014

* Please provide a 15 year operating proforma with proposed annual contract rents as ATTACHMENT M.

FORM 10

PROPOSED CONTRACT RENT & JUSTIFICATION

NOTE: The Department of Housing and Urban Development (HUD) will base contract rents solely on comparables of similar projects to those recommended for Section 8 PBA Assistance. Please provide comparables based on housing in the area in which the proposed project is located and/or comparables from a similar geographical area if area comparable are not available.

1. HOUSING UNIT SIZE & PRICE BREAKDOWN PROPOSED SEC. 8 PBA UNITS

Type	# of Units	# of Occupied Units	S.F. per Unit	Proposed Contract Rent	Cost/S.F.
Studio					
1BR	30	30	650	744	$1.14
*1 2BR	16	16	650	434	$0.67
3BR					
4BR					

NOTE: The proposed contract rent should indicate which utilities, services, and equipment are included in the rent and which are not. For those utilities not included in the rent, an estimate of the average monthly cost for each unit type for each year of occupancy.

*16 1 bedroom units will be rented at 60% of the median income level.

List below 3 comparable conventional market apartment complexes and indicate source and telephone number of information for each. Do not include developments with other types of federal or state assistance.

Please include the following for each comaprable deveopment listed: a) walkup,elevator, row, b) distance form subject, c) utilities included, d) square footage, e) number of baths, f) amenities.

a. Comparable #1: (name) Building #42
(location) 1st Ave., Charlestown
(source) The Raymond Group

	Units	Type: Walkup (W) Elevator(E) Row (R)	Bedrooms/ Baths	Sq. Ft.	Market Rents	Vacancy	
io	17	E	1/1	460 -595	~~+ $600~~*		
R	-222	E	1/1-1 1/2	680 - 1000	+1000		(2-3%)
R	-80	E	2/1	940 - 1100	+1300		
R +Loft	-47	E	2+ 1 1/2-2	1100	+15 00		(Overall)
R	- 1	E	3/3	1850	-1700		
	367						

b. Comparable #2: (name) Basilica - Bd # 106 * Rents vary with view and amenities.
(location) First Ave. - Charlestown Navy Yard
(source) Peabody Property Management

	Units	Type: Walkup (W) Elevator(E) Row (R)	Bedrooms/ Baths	Sq. Ft.	Market Rents	Vacancy	
R-16		E	1/1	710-805	$825		(2-3%)
R & Den	- 20	E	1 1/2	766 - 810			
R -	47	E	2 - 1 1/2 - 2	825 - 1456	$1500*		(Overall)

Elderly units
0.

*Rents vary with amenities and view.

c. Comparable #3: (name) There are no other rental units in the ward.
(location)
(source)

Units	Type: Walkup (W) Elevator(E) Row (R)	Bedrooms/ Baths	Sq. Ft.	Market Rents	Vacancy

FORM 11

FINANCING SOURCES

Construction

Project Cost: $ 5,369,231

Developer Equity: $ 962,024

Source of Equity: Syndication and Neighborhood Housing Trust

Syndication Proceeds: $ 837,024 % Syndicated 100%

Loan Sources:

Source	Loan Type	Amount ($)	Rate (%)	Loan Term
Bricklayers Pension Fund		$1,724,493	10%	const.24 months
Laborders Pension Fund		$1,724,493	10%	
United State Trust Co.		383,220	10%	

Permanent

Project Cost: $ 5,372,607

Developer Equity: $ 2,511,071

Syndication Proceeds: $ 2,511,071 % Syndicated 100%

Loan Sources:

Source	Loan Type	Amount ($)	Rate (%)	Loan Term
Bricklayers Pension Fund		$1,179,080	10%	30 yrs.
Laborers Pension Fund		$1,179,080	10%	30 yrs.

* Please list Developer Equity Sources:

Neighborhood Housing Trust	$ 410,903
Syndication	$ 2,511,071
	$
	$

Bricklayers and Allied Craftsmen

LOCAL NO. 3 BOSTON, MASSACHUSETTS

550 MEDFORD STREET

CHARLESTOWN, MA 02129

TELEPHONE: (617) 242-5500

April 26, 1991

Mr. Thomas McIntyre
Bricklayers & Laborers Charlestown
Non-Profit Development Corporation
P. O. Box 1140
Boston, Massachusetts 02130

RE: Financing for Building #104, Charlestown Navy Yard

Dear Mr. McIntyre:

Thank you for your presentation of the development plans for Building #104 by the Bricklayers & Laborers Charlestown Non-Profit Development Corporation. We find your plan for the development of approximately 46 units of affordable housing in the Charlestown Navy Yard exciting.

Subsequent to our meeting, the Trustees of the Bricklayers Local 3's Pension Fund discussed your proposal and the Trustees have indicated their willingness to enter into a participation loan on this development with the Laborers International Union Pension Fund and the U. S. Trust Norfolk.

Pending finalization of a mutually agreeable participation agreement, we will be willing to fund in conjunction with the Laborers and U. S. Trust a $4,000,000. construction loan for the above referenced project.

We look forward to working together to produce this much needed affordable housing.

Sincerely,

Charles Raso
Business Manager

CR/mc

FORM 12

AFFIRMATIVE MARKETING PLAN

NOTE: The Affirmative Marketing Plan must be consistent with HUD requirements regarding tenant selection. Owners must agree to affirmatively market completed vacant units to referred applicants from the BHA waiting list.

1. Developer/Owner Name, Address _____
_____ Tel. No. _____

2. Name and Address of Housing _____
Charlestown Navy Yard

3. No. of Units 38 30 S. 8 Rental 8 Sales Vacant x Occupied _____

4. Indicate which racial or ethnic groups are least likely to apply for the housing without special outreach.
1) Blacks 2) Hispanics 3) Asians

5. Indicate the media to be used to advertise the availability of the housing to the groups noted in #4.

Name of Newspaper, Radio or Television Station	Racial/Ethnic Identification of Market
Bay State Banner	Blacks
South End News	Blacks, Hispanics, White
El Mundo	Hispanics
Sampan	Asian
East Boston Sun Transcript	Hispanic, Asian, White

6. If brochures, leaflets, or other handouts are to be used, describe method of distribution.
Informational brochures will be mailed at several stages of construction to community agencies relative to the Section 8 units and to both community agencies and to an (updated) list of minority professional and civic organizations concerning the market sales units. Developer will also contact persons of color who had previously attende worshops for two earlier BLNPHC developments in Charlestown and Mission Hill.

7. List Community contacts and describe method of contact.
Community agencies will be contacted by phone prior to first mailing and following second mailing to encourage agencies to identify and encourage potentially interested applicants to be ready to apply.
In addition, information will be sent for publication in newsletters of groups or organizations specifically protected by the Fair Housing Ordinance: Handicapped, women, fays and others.

8. If owners/renters are to be selected from a waiting list or pool of applicants, please describe the method that will be used to develop the applicant pool, the criteria that will be used for pre-qualifying the applicants, and the standards that will be used for final selection of buyer(s) or tenant(s). Attach separate page if necessary.

The following conditions are expected to apply in the selection of the applicants for the 30 Section 8 rental units. First, 51% (16) of the will be within 50% of the Standard Metropolitan Statistical Area. The income limits for applicants for the 50% SMSA income limit would be $17,750 for one person and $20,300 for two persons. The limits for persons within 80% SMSA units are $26,600 for one and $30,400 for two. Note: All rental units have one-bedroom, and five per cent (5%) will adaptable for two persons.
The terms of this RFP require that elgible applicants on BHA waiting lists be marketed first. For both low and moderate (50% and 80%) units, it is anticipated that the number of applicants will greatly exceed the the number of units and that a lottery will be held to establish the sequence in which applications will br processed. If more eligible handicapped applicants seek accessible units than are available separate comparable lottery would be held. Any lottery would be conducted in accordance with the regular requirements of the Boston Fair Housing Commission.

If there are a surplus of eligible applicants to purchase the eight market-rate units, separate lotteries would be held for the two- and the three-bedroom units.

There will be no geographic or other preferences in choice. It is understood that the City, through the Boston Fair Housing Commission will be requiring a goal of not less than 35% applications and occupancy for persons of color in City neighborhoods which are predominantly non-minority. The developer will work cooperatively with community groups and the Boston fair Housing Commission to achieve those goals.

9. **Please describe other efforts planned as part of your outreach program not adequately covered by this form.**

The number of applicants for the Section 8 rental units is expected to be to be large. It is also anticipated that the required marketing to persons on the Boston Housing Authority Section 8/Chapter 707 waiting lists will result in sufficient numbers of minority households to achieve 35% applications and occupancy.

For the eight market sales condos, the developer will remain in contact with all City-funded housing counselling agencies, will participate in Homebase fairs and other activites to locate and encourage potential buyers of color. If, midway through the application process, the number of applicants of color are significantly below a proportion of 35%, the developer will will take additional steps including holding workshops, special tours of the property and additional advertising in the papers listed under Item 5.

The developer understands that this Affirmative Marketing Plan may require a supplementary submission to the Boston Fair Housing Commission for approval, and is prepared to work cooperatively with the BFHC for that purpose. It has prepared and received BFHC approval for two previous Affirmative Marketing Plans- in Charlestown Navy Yard and Mission Hill.

FORM 13

NON-DISCRIMINATION STATEMENT

As a condition of receiving Section 8 Project-Based Assistance, I, Thomas J. McIntyre, agree not to discriminate or permit discrimination on the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, national origin, source of income, or presence of children (except in the case of an elderly project) in the lease, rental, or use and occupancy of the property located at Building #104, First Avenue Charlestown Navy Yard.

Furthermore, I agree to comply with the attached Affirmative Marketing Plan and to maintain a record of all newspaper ads, outreach letters, translations, leaflets and any other outreach efforts as described in the attached plan. These will be available for review by the Public Facilities Department or the Boston Housing Authority or designee upon request.

I understand that I shall be able to proceed with completion of my project if I have taken every step outlined in the City-approved Affirmative Marketing Plan. Compliance shall be determined by the Public Facilities Department or the Boston Housing Authority, its designee and/or the Boston Fair Housing Commission. If I have not adequately complied with the City-approved plan, I shall be required to conduct additional outreach or marketing efforts as determined by the Public Facilities Department or the Boston Housing Authority or its designee.

OWNER Thomas J. McIntyre DATE 4/22/91

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

April 30, 1991

Doreen Cavanagh, Finance Specialist
Public Facilities Department
15 Beacon Street, 9th Floor
Boston, MA 02108

Dear Ms. Cavanagh:

THe following letter was submitted along with a completed form 14 to the Boston Arson Prevention Commission. We will be forwarding their response to you upon our receiving it.

Antonio Torres
Deputy Director
Neighborhood Housing and Development

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

April 18, 1991

Milagros Jones
Arson Commission
Rm 113, Boston City Hall
One City Hall Square
Boston, MA 02201

Dear Mrs. Jones:

Please find enclosed a Public Facilities Department Arson Commission Information Request form. The information requested concerns a developer, the Bricklayers and Laborers Charlestown Non-Profit Development Corporation (BLCNDC).

The Boston Redevelopment Authority (BRA) is working with the BLCNDC in putting together a proposal to be submited to the Boston Public Facilities Department (PFD), under the U.S. Housing and Urban Development (HUD) Section 8 Project Based Assistance Program. This is proposal being prepeared in association with the BLCNDC's development of the BRA-owned Building 104 in the Charlestown Navy Yard. Part of the required background information concerns the arson history of the proposed developer. We would therefore be very grateful if you could fill out the enclosed form and return it to me at the Neighborhood Housing and Development Department (NHD) of the BRA.

The deadline for submission of the proposal is April 30th. However, as the BRA is working in coördination with the BLCNDC, we would appreciate if you could return this form as soon as you can, if possible by Monday, the 22nd of April.

If you have any questions, please contact Michael Molloy at 722-4300, extension 4380; he will also be contacting you to follow up on this matter. Thank you very much for your assistance.

Sincerely,

Antonio Torres
Deputy Director
Neighborhood Housing and Development

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

April 30, 1991

TO WHOM IT MAY CONCERN:

This is to verify that required information concerning the Bricklayers and Laborers Charlestown Non-Profit Development Corporation was submitted to the Boston Fair Housing Commission for screening relative to the existence of any outstanding fair housing complaints on June 28, 1990.

It was certified as being clear of any violations of fair housing laws by BFHC staff on July 5, 1990. A copy of that submission and clearance is attached.

The BLCN-PDC has not undertaken any development during the past ten months and their record is believed to be clear. An update was requested of the Fair Housing Commission but has not yet been received. A copy of that response will be forwarded to the Public Facilities Department as soon as it is received.

Joan E. Smith

Joan E. Smith
Affirmative Marketing,
Neighborhood Housing
and Development

TO: Bob Terrell, BFHC

FROM: Joan Smith, BRA

June 28, 1990

Fair Housing Review

Parcel Number of Site Identification	Charlestown Navy Yard, Building 104
Street Address (or location between blocks, with street numbers)	" " " " "
Name of Entity Expected to be Designated	~~Bricklayers & Laborers Charlestown~~ Non-Profit Development Corp.
Address of Entity Developing	2 Park Plaza, Suite 312 Boston MA 02116
Name of each general partner/principal	See attached.
Address of each general partner/principal	See attached.
Note: If any of the above are not individuals, please give the names of those individuals who are principal officers.	NA
Signed:	Joan F. Smith
Title	Special Assistant, Affirmative Marketing
Expected Date of Tentative Designation *	3/29/90

* This is the same group previously cleared by BFHC and PFD with BFHC for Charlestown and Mission Hill developments. (but now incorporated as of 6/27/90).

No violations of Fair Housing Laws — ok —

Tina Brandi
BFHC.

7/5/90

MS9/B/051987

REGULATING CERTAIN RESIDENTIAL RENTS, EVICTIONS, AND CONVERSIONS ("Rental Housing Equity Ordinance").

(iii) Housing accommodations constructed, created by conversion from a non-housing to a housing use, or in the opinion of the Board substantially rehabilitated so as to constitute the equivalent of new construction after December 1, 1968, with respect to conventionally financed housing accommodations, and after January 1, 1972, with respect to housing accommodations described in paragraph (n) above; provided, however, conventionally financed housing accommodations created by conversion from a non-housing to a housing use, or in the opinion of the board substantially rehabilitated between December 1, 1968 and December 1, 1971, so as to constitute the equivalent of new construction, shall be considered housing accommodations only for the purposes of sections 10 through 15 inclusive of this ordinance, and shall be treated as decontrolled housing accommodations only for the purposes of sections 6 and 9 of this ordinance.

City of Boston
Law Department
Tax Title Division

Room 621
Boston City Hall
Boston, Massachusetts 02201
617/725-4012
Fax: 617/725-3199

Joseph I. Mulligan, Jr.
Corporation Counsel

COPY

April 24, 1991

Ms. Doreen Cavanaugh
Finance Specialist
Public Facilities Department
15 Beacon Street
Boston, MA 02108

Re: Bricklayers & Laborers
Non-Profit Housing Co., Inc.

Dear Ms. Cavanaugh:

Please be advised that based on the information provided, the above named applicant appears to qualify for particiation in the Development Division of the Public Facilities Department.

Very truly yours,

Leo D. McNiff
Director, Tax Title Division

sm

A copy of this letter was submitted with Form 16 to the City of Boston Tax Title Division on April 22, 1991, with the understanding that the completed forms were to be submitted directly to the Public Facilitites Department.

April 22, 1991

Leo McNiffe
Tax Title Division
Boston City Hall
One City Hall Square
Boston, MA 02201

Dear Mr. McNiffe:

Please find enclosed a Public Facilities Department Tax Title Division Information Request form. The information requested concerns a developer, the Bricklayers and Laborers Charlestown Non-Profit Development Corporation (BLCNDC).

The Boston Redevelopment Authority (BRA) is working with the BLCNDC in putting together a proposal to be submited to the Boston Public Facilities Department (PFD), under the U.S. Housing and Urban Development (HUD) Section 8 Project Based Assistance Program. This is proposal being prepeared in association with the BLCNDC's development of the BRA-owned Building 104 in the Charlestown Navy Yard. Part of the required background information concerns the arson history of the proposed developer. We would therefore be very grateful if you could fill out the enclosed form and return it to me at the Neighborhood Housing and Development Department (NHD) of the BRA.

The deadline for submission of the proposal is April 30th. However, as the BRA is working in coördination with the BLCNDC, we would appreciate if you could return this form as soon as you can, if possible by Wednesday, the 24th of April.

If you have any questions, please contact Michael Molloy at 722-4300, extension 4380; he will also be contacting you to follow up on this matter. Thank you very much for your assistance.

Sincerely,

Antonio Torres
Deputy Director
Neighborhood Housing and Development

FORM 17

PUBLIC FACILITIES DEPARTMENT
TAX TITLE DIVISION INFORMATION REQUEST

PART I, AFFIDAVIT: APPLICANT'S DISCLOSURE OF PROPERTY OWNED

List all property that each applicant presently owns or has owned in the City of Boston:

List all property that is now owned in the City of Boston by any corporation, trust, partnership or joint venture that you are now associated with:

Entity	Property Address

List all property that was owned in the City of Boston by any corporation, trust, partnership or joint venture that you were associated with, during the period of your association with that entity:

Form 17/pg.2

The above information is true and complete to the best of my knowledge.

_____ _____

Applicant Signature Date

_____

Typed in name

_____ _____

Co-Applicant Signature Date

_____

Typed in name

PART II, TAX TITLE DIVISION REPORT

Attached please find the applicant's disclosure of Property Owned Affidavit. Please review the information and inform me if there is any reason why this applicant should not be considered for funding by the Neighborhood Housing Trust due to present or past tax problems.

==========

I have received the attached information and

_____ I have cleared this applicant for participation in the Neighborhood Housing Trust's funding program.

_____ I find that this applicant is not eligible for participation in the Neighborhood Housing Trust's funding program for the following reason(s):

_____

_____

_____

_____

_____

_____

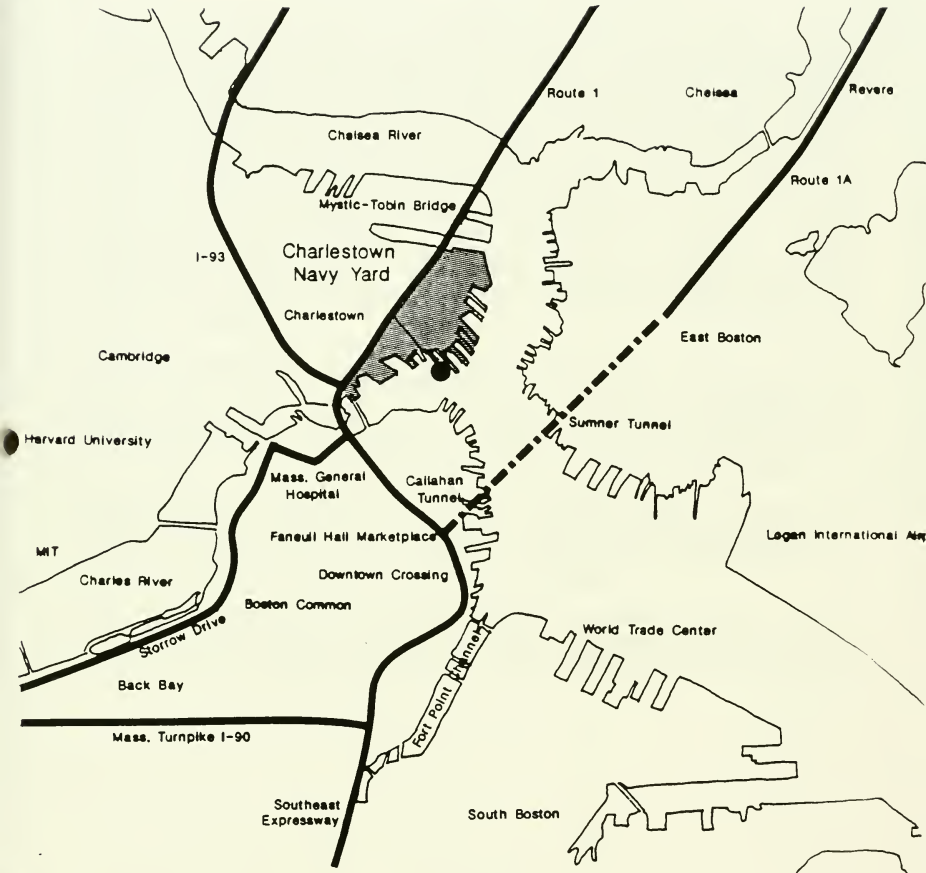
_____

_____

_____ _____ _____

Signature Title Date

2311f/from original master
5391f



Location Map

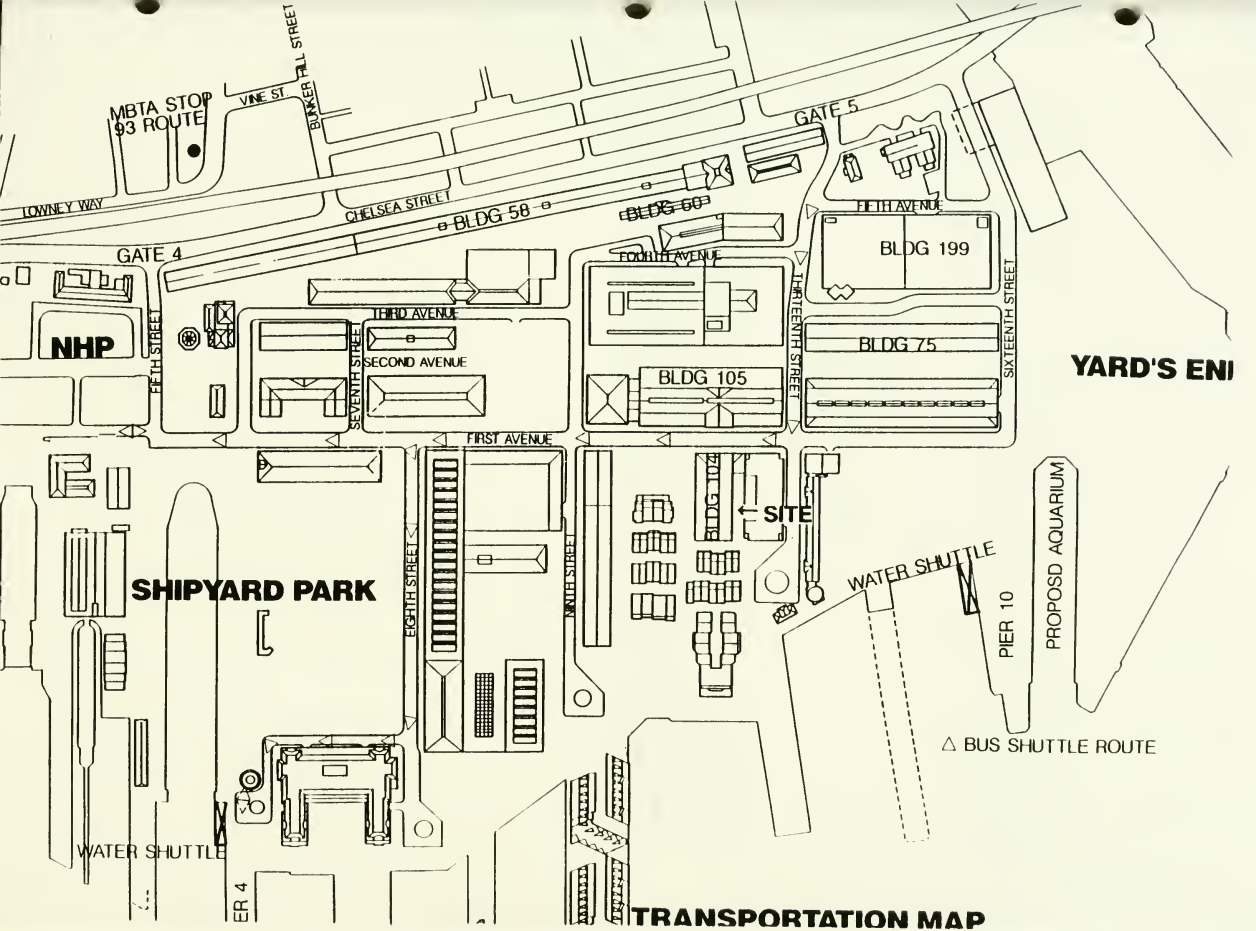
LOCAL TRANSPORTATION SERVICES

The Navy Yard with it's harborside location offers unique transportation services that include the recently completed handicapped accessible water shuttle from pier 4 to long wharf. operating hours are 6:30am-8:15pm. Ridership figures for fiscal year 1990 exceed 160,000 passengers. MBTA elderly I.D. passes are honored reducing the fare to .50 cents. In association with the water shuttle, the MBTA also provides free intra-navy yard bus shuttle services to the parking garage (Bldg 199) and from the parking garage along First avenue with stops at Eighth Street and the National Historic Park, from the NHP to pier 4 via First Avenue and Eighth Street (see attached transportation map). Future development plans include the creation of an additional water shuttle docking facility at pier 10 serving the Aquarium and the remainder of Yard's End users. This facility would feature the use of a high capacity (150 person) water shuttle, with departures every 15 minutes.

MBTA bus service is provided on a daily basis and is located adjacent to Gate 4 at the intersection of Bunker Hill Street and Vine. The 93 bus route travels along Lowney Way through City Square over the Northern Avenue Bridge and into Haymarket Station and all other bus and subway connections. Senior citizen fares are .10 cents for bus service and .25 cents for subway services.

Handicapped residents can contact the MBTA Ride, Office for Transportation Access at 722-5123. Passengers are required to complete an application and present a physician's certification. This service provides door to door transportation within the applicants service area. Fares are .75 cents.

The Mayor's Office of Elderly Affairs provides a free shuttle service to and from medical appointments. The Senior Shuttle can be contacted at 725-3984. Passengers are required to provide three (3) days notice prior to pick up.



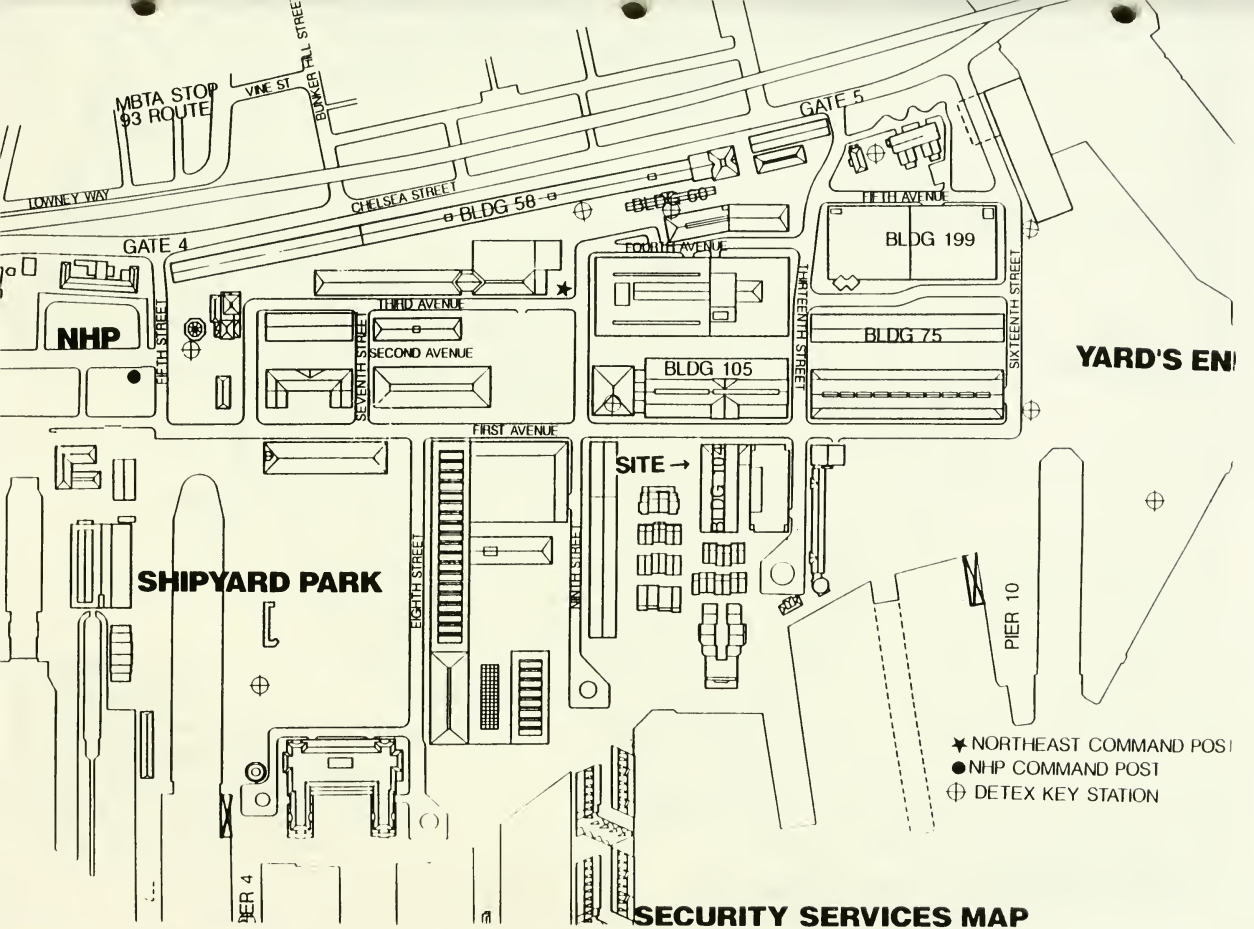
TRANSPORTATION MAP

NAVY YARD SECURITY SERVICES

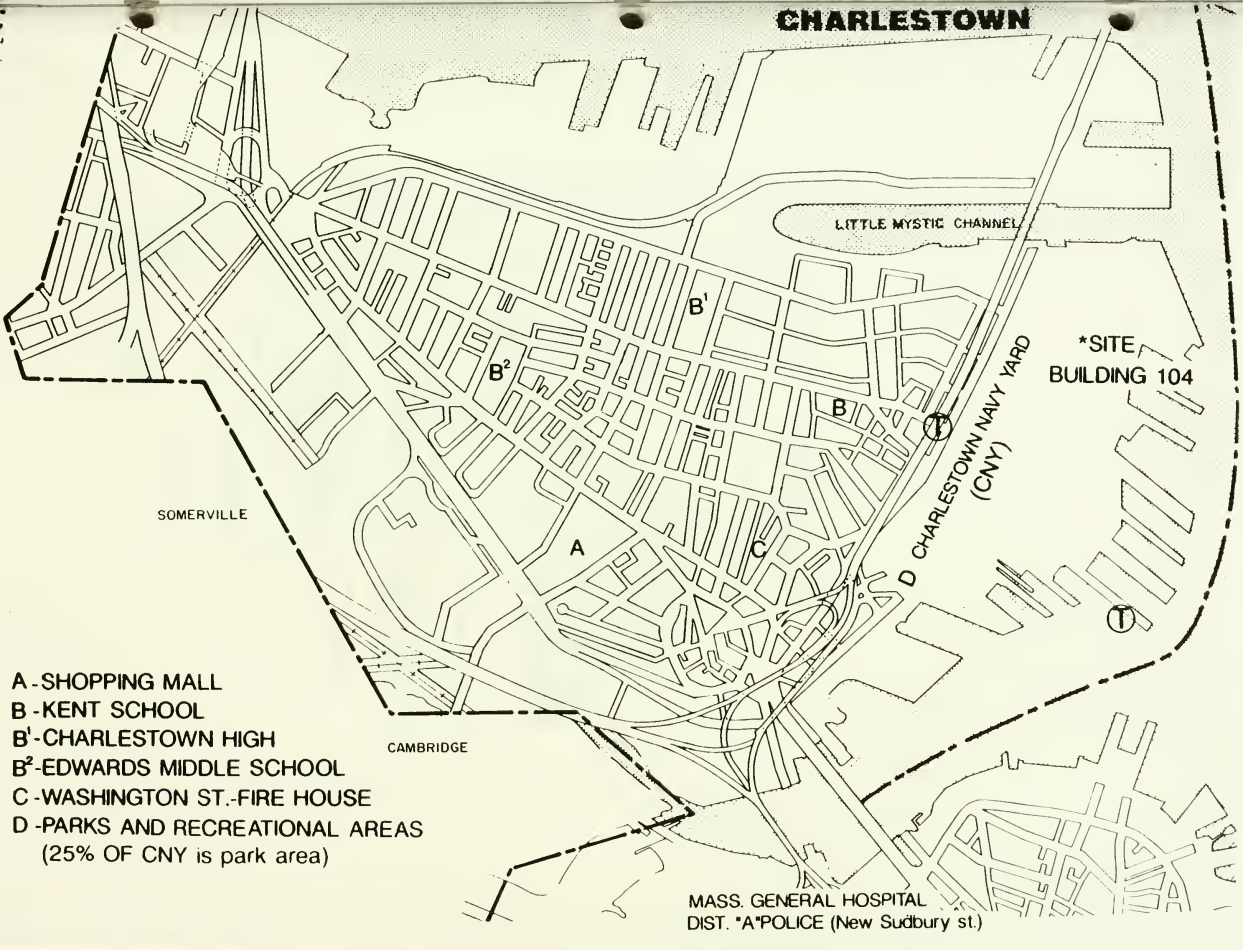
Northeast Security, Inc. has provided 24 hour radio assisted services within the Charlestown Navy yard for over 10 years. This service requires two officers per shift to conduct hourly foot patrols of all common access areas of the Navy Yard including nine variously located detex key locations which ensures optimum security presence throughout the Navy Yard. Special attention is given to the following:

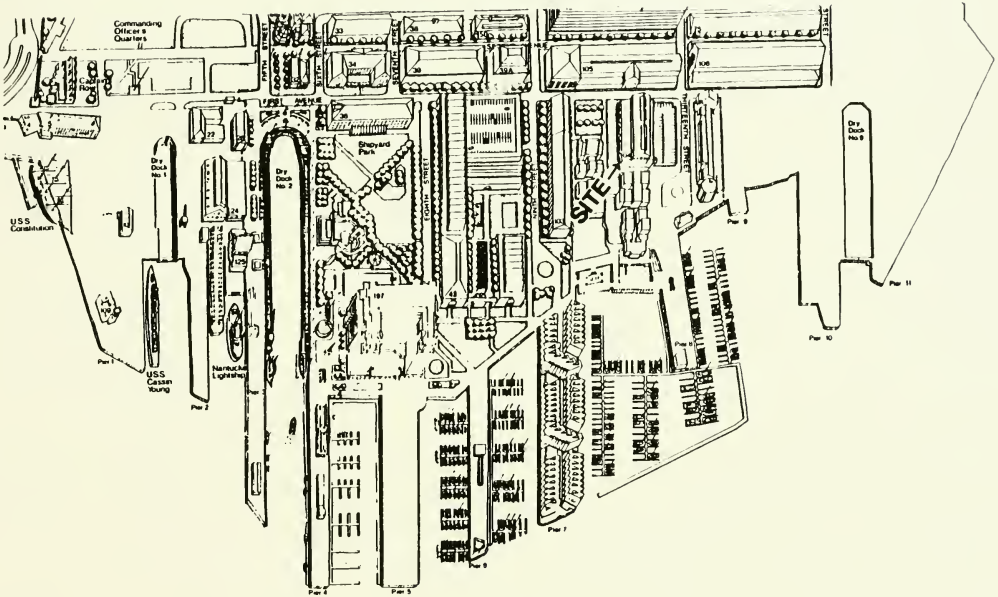
- Doors/Windows on all BRA Buildings
- Trespassing
- Vandalism
- Park and Fountain Area
- Illegally Parked Vehicles
- Fire Hazards
- Safety Hazards

In addition to the patrols conducted by Northeast, the National Park Service Rangers also conduct periodic radio assisted vehicle patrols within the development area. Although jurisdiction is limited to Buildings 58,60,105 & 75, security presence is greatly fortified due to Building location and it's relationship to Command Headquarters as evidenced by the attached map indicating detex location and buildings under National Park service jurisdiction.



SECURITY SERVICES MAP


CHARLESTOWN
LITTLE MYSTIC CHANNEL
B'
B²
B
A
C
D
CHARLESTOWN NAVY YARD
(CNY)
*SITE
BUILDING 104
SOMERVILLE
CAMBRIDGE
A - SHOPPING MALL
B - KENT SCHOOL
B' - CHARLESTOWN HIGH
B² - EDWARDS MIDDLE SCHOOL
C - WASHINGTON ST.-FIRE HOUSE
D - PARKS AND RECREATIONAL AREAS
(25% OF CNY is park area)
MASS. GENERAL HOSPITAL
DIST. "A" POLICE (New Sudbury st.)



General Context Charlestown Navy Yard

DOCUMENT NO. 5323
ADOPTED 7/12/90

RESOLUTION OF THE BOSTON REDEVELOPER AUTHORITY RE: FINAL DESIGNATION OF THE BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. AS REDEVELOPER, AND
PROPOSED DISPOSITION OF BUILDING 104 IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS,, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. has expressed an interest in and submitted a satisfactory proposal for the development of Building 104 in the Charlestown Navy Yard; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. be, and hereby is, Finally Designated as Redeveloper of Building 104 in the Charlestown Navy Yard, Charlestown Urban Renewal Area, subject to:

   a) approval by the Authority of the Final Working Drawings and Specifications to be submitted by the BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. for the development of Building 104, and a finding that said drawings conform in all respects to the Urban Renewal Plan for the Project Area; and

   b) the obtaining of all City, State and Federal applicable approvals, including the relevant guidelines and conditions pursuant to which the New Development Area was transferred to the Authority.

2. That it is hereby determined that BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposition of said Building 104 by negotiation is the appropriate method of making the property available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Building 104 to said BRICKLAYERS AND LABORERS CHARLESTOWN NON-PROFIT DEVELOPMENT CORP., to execute a License for Early Entry, and to execute any and all other documents as may be necessary to effectuate the development of the property, said documents to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

ATTACHMENT C

BUILDING 104 LIMITED PARTNERSHIP

PROPOSED OWNERSHIP STRUCTURE

The proposed ownership model to be pursued for the Building 104 Limited Partnership assumes: 1. the Bricklayers and Laborers Charlestown Nonprofit Housing Corporation (BLCNHC), or nominee, will have controlling interests in the limited partnership; and 2. the limited partnership will be sold to investors of the low income tax credits.

The BLCNHC will become the general partner in a limited partnership which will own the Building 104 Elderly complex. As the general partner, BLCNHC will lease the elderly complex to a tenant leasing cooperative. The leasing cooperative will have a significant role in all decisions relating to the management of the Building 104 Elderly Complex, including approval over any decision to sell the project to new owners or to change substantially the subsidies or financing. After approximately 12 to 17 years following the original purchase, the Building 104 Elderly complex will have the right of a purchase option to buy out the limited partners.

Prior to project stabilization, the limited partnership will contract the services of an experienced multifamily and mixed income property management firm. Said firm shall have the day to day responsibilty to manage the Building 104 Elderly complex under the terms of an MHFA approved management contract.

A variety of mechanisms have been put in place to insure the long term affordability of Building 104. A covenant will be placed on the deed at the time of sale. The covenant will require the units for elderly housing to be committed in perpetuity for elderly housing for low income households. This aspect would be more fully described in the Land Disposition Agreement (LDA). Affordability for the low income households will also be maintained by insuring tenant contributions for rent will not exceed the formulas established by State and Federal programs for low and moderate income households.

Revised April 25, 1991

ATTACHMENT D

Elderly Population & Housing in Charlestown
In 1985, according to the BRA household survey, over 2,508 people or 19% of Charlestown's population was over 55 years of age, which is greater than the City average of 18%. During the same periodm 1,584 people, or 12 percent, were over 65 years of age.

In terms of elderly housing units created in the neighborhood, in the last 10 years only 241 units were created in Charlestown; of this total, only 121 units of elderly housing were created in the Navy Yard. In summary, there are over 1,584 elderly people in Charlestown and only 241 units of elderly housing have been created in the last 10 years.

Eldery Housing Development
The rehabilitation of Building 104 into a limited equity coöperative for the elderly seeks to integrate the needs of the elderly into a balance of service and independence which will reinforce a sense of security and dignity.

Since recent studies and surveys indicate that the elderly prefer housing which allows:

- more independent living arrangements versus assisted living,
- the provision of 24-hour security,
- people living close by in case of emergencies, and
- greater access to health-care systems,

this development will offer the following program services:

- A comprehensive service program which includes extensive security and 24-hour emergency response systems in each unit.

- Health-care service programs, which will be coördinated with service providers in Charlestown and the City of Boston, and which will include nutritional guidance, fitness, health-risk management, person-care center, home health service, housekeeping services, and an array of recreational and social programs.

- Proximity to the Charlestown Neighborhood Health Center which provides key medical, pharmaceutical and nutritional services for the elderly. Building 104 is also next to the YMCA, which offers many programs for elders.

Building #104
Plan for Property Management

Building #104 will be managed by Barkan Management Co. The Bricklayers & Laborers Non-Profit Housing Co., has had a very positive working relationship with Barkan for over three years.

Barkan Management currently manages both the Bricklayers Charlestown Navy Yard Rowhouses and The Back of the Hill Townhouses. Barkan was involved in the development of the management plans and operating budgets for both these developments.

Currently among the properties managed by Barkan is the Anchorage, a 112 unit elderly development in Building #103 of the Charlestown Navy Yard. Barkan will be able to manage both buildings in a coordinated fashion. This will give Building #104 the advantage of sharing the expertise of a succussfully operating elderly development currently in operation as well as the possiblity of shared services.

Barkan Management will be responsible for the coordination of all support services for the Building #104 Development.

The Barkan Companies

BARKAN

MANAGEMENT

COMPANY

TABLE OF CONTENTS

I

Areas of Special Expertise

Design Review	Review during design and construction phases to insure that long-term property and tenant/owner needs are met, as well as assuring management's familiarity with the physical plant.
Marketing & Leasing	Creative and innovative marketing programs, and successful tenant/owner selection and leasing procedures.
Financial Management	Budget development; effective rent collection procedures; rent and mortgage increase programs; and a comprehensive control system which enables us to report reliably on financial status.
Physical Management	Physical management, including preventive maintenance and energy conservation programs, efficient staffing, and supervision of capital improvement programs.
Tenant Relations	A responsive, consistent and sensitive approach to tenant relations. Capable of delivering clinical psycho-social intervention as needed.
Condominiums	Experience working with condominium associations. We have developed physical, fiscal and administrative procedures. Assist trustees and develop management policies.
Board of Directors	Exploration and analysis of organizational structures from a systems perspective. Experienced with both profit and non-profit boards of directors and their expectations.
Interior Decoration	Consult with architect and owner on decorating of public spaces. Assist in selection of carpet, fabric, furniture and coordination of colors throughout building. Supervise furniture installation.

Properties Under Management

Name	New Falls
Location	Newton Lower Falls, MA 2281 Washington Street
Owner	New Falls Associates
Description	60 units, family & elderly residential, new construction

Name	Fitchburg Green 350 Water Street
Location	Fitchburg, MA
Owner	Fitchburg Green Associates
Description	159 units, family & elderly residential, new construction

Name	Marble Street Apartments 11 Marble Street
Location	Worcester, MA
Owner	Marble Street Associates
Description	162 units, family & elderly residential, new construction

Name	Covenant House 30 Washington Street
Location	Brighton, MA
Owner	B'nai B'rith Senior Citizens Housing Corp.
Description	150 units, elderly residential, new construction

Name	Chestnut Hill Medical Center 25 Boylston Street
Location	Chestnut Hill, MA
Owner	Chestnut Hill Medical Center Associates
Description	40,000 square feet medical office building, rehabilitation

Name	The Residences at Copley Place 16 Harcourt Street
Location	Boston, MA
Owner	Urban Investment Development Corporation
Description	78 units, luxury cooperatives, 26 units, residential

Name	Hamilton Park 281 Hamilton Avenue
Location	Norwich, CT
Owner	Hamilton Park Associates
Description	120 units, residential, new construction

Properties Under Management (Cont'd)

Name	Dempsey Apartments
	523 Cherry Street
Location	Macon, GA
Owner	Dempsey-Macon Associates
Description	196 units, residential, commercial, historic rehabilitation

Name	Anchorage Apartments
	103 Ninth Street
Location	Charlestown, MA
Owner	Building 103 Associates
Description	112 units, historic rehabilitation

Name	Hammond Park Condominium
	2, 10, 20, 34 Hammond Pond Parkway
Location	Chestnut Hill, MA
Owner	Hammond Park Trust
Description	144 units, luxury condominiums

Name	249 A Street Cooperative
	249 A Street
Location	Boston, MA
Owner	249 A Street Cooperative Corporation
Description	36 residential and working cooperatives and commercial space

Name	Wood Ridge Homes
	10 Wood Ridge Drive
Location	North Andover, MA
Owner	Woodridge Homes, Inc.
Description	230 units, cooperatives

Name	Blanchard Farms
	30 Bixbyt Lane
Location	Westford, MA
Owner	Individually owned
Description	114 units, luxury townhome condominiums, new construction

Name	Northridge Homes
	81 Northridge Road
Location	Beverly, MA
Owner	Northridge Homes Cooperative, Inc.
Description	98 units, cooperatives

Name	The Greens at the Thomson Country Club
	25 Elm Street
Location	North Reading, MA
Owner	Thomson Club Unit Owners Trust
Description	172 luxury condominiums

Properties Under Management (cont'd)

Name	Oak Park 10 Oak Street
Location	Lewiston, ME
Owner	Oak Street Associates
Description	91 Units, residential, substantial rehabilitation

Name	Cotton Mill 2 Academy Street
Location	Hallowell, ME
Owner	Cotton Mill Associates
Description	57 units, residential, historic rehabilitation

Name	Naubuc Green 193 Welles Avenue
Location	Glastonbury, CT
Owner	Glastonbury Interfaith Housing Enterprises Limited Partnership
Description	110 units, residential, new construction

Name	Florence Mill 121 W. Main Street
Location	Vernon, CT
Owner	Florence Mill Associates
Description	114 units, residential, historic rehabilitation

Name	Wequonnoc Village 24 N. Fifth Avenue
Location	Taftville, CT
Owner	Wequonnoc Village Associates
Description	97 units, residential, new construction

Name	Bet Shalom 475 Chandler Street
Location	Worcester, MA
Owner	Jewish Community Housing for the Elderly, Inc.
Description	71 units, residential, new construction

Name	Stony Brook Court 51 Hixson Farm Road
Location	Sharon, MA
Owner	South Norfolk Elderly Housing Services, Inc.
Description	98 units, residential, new construction

Name	Cedars Home 222 Pelham Street
Location	Methuen, MA
Owner	Lebanese Community Housing for the Elderly, Inc.
Description	40 units, residential, new construction

Properties Under Management (cont'd)

Name	Back of the Hill Townhouses Heath Street & Fisher Avenue
Location	Boston, MA
Owner	Bricklayers & Laborers Non-Profit Housing Co., Inc.
Description	50 condominiums, new construction
Name	Charlestown Rowhouses 110 First Avenue
Location	Charlestown, MA
Owner	Bricklayers & Laborers Non-Profit Housing Co., Inc.
Description	50 condominiums, new construction
Name	24 Farnsworth Street 24 Farnsworth Street
Location	Boston, MA
Owner	Barkan Farnsworth Limited Partnership
Description	78,600 square feet office building, rehabilitation
Name	Capitol Towers 470 Broad Street
Location	Hartford, CT
Owner	Emanuel Lutheran Church
Description	144 units, residential, commercial

Consultation

Barkan Management Company provides a variety of marketing and management consulting services.

Following are specific examples of consulting projects.

Morville House Boston, MA	Assessment of personnel needs, including accountability and the relationship between management, maintenance and social services.
Bethany House Haverhill, MA	Year-end evaluation of federally-funded congregate program for the Community Service Branch of HUD.
Farnsworth Trust Boston, MA	Resources for the planning and development of a "model" congregate facility.
Beacon Chambers Boston, MA	Review and analysis of operating budget for feasibility purposes.

Memberships/Affiliations

Builders Association of Greater Boston

Citizens Housing & Planning Association, Inc.

Institute of Real Estate Management

National Association of Home Builders

National Institute of Senior Housing

New England Elderly Housing Association

National Association Housing Cooperatives

Building Owners & Managers Association

New England Women In Real Estate

ZEZETTE LARSEN

1981 - Present

President and Chief Executive Officer of Barkan Management Company, Inc.

Barkan Management Company continues to successfully manage a diversified portfolio for owners and developers of residential, multi-family apartments, condominiums, co-operative housing, as well as professional office buildings. Success has been achieved by reviewing profit and loss objectives, preventive maintenance programs and management policies and procedures to assure strict adherence and compliance for maximum efficiency and profitability.

Experience Previous to Barkan

Executive Director
Community Housing for the Elderly
Brighton, MA

Social Planning Associate
Combined Jewish Philanthropies of Greater Boston

Consultant
Child Welfare Division of Tel-Aviv Israel Municipality

Organizations & Licenses

Institute of Real Estate Management
Candidate for designation Certified Property Manager
Manager
National Association of Social Workers
Independent Certified Social Worker

Education

1953: M.S.W., Rutgers University School of Social Work
Brunswick, NJ

1967: Post Graduate Studies, New York Institute for Psychoanalytic Studies
New York, NY

MICHAEL LERNER

1990 - Present	Senior Vice President and Director of Operations, Barkan Management Company, Inc. Supervision of daily operations of properties within management company's portfolio. Responsibilities include staff selection and evaluation, budgeting, capital improvements, maintenance programming, energy conservation technology, assists President in development stage of new properties.
1979 - 1990	Vice President, Barkan Properties. Responsible for all aspects of the development and asset management of multi-family residential, single family residential, and commercial office developments. Responsibilities include: site selection and acquisition; hiring and directing architectural, engineering, legal, and other consultants; obtaining all required local and governmental approvals; negotiating and obtaining debt and equity financing; oversight of construction activity; contract and lease negotiation; marketing and promotional activities through lease up or sale of the project; and oversight of on-going facility management of specific individual properties.

Experience Previous to Barkan

1978 - 1979	Executive Director Commonwealth of Massachusetts Coastal Floodproofing Program, Boston, MA
1974 - 1978	Administrator Roxbury Tenants of Harvard, Inc., Boston, MA
1972 - 1974	Executive Director Fenway Community Health Center, Inc., Boston, MA
1970 - 1972	Director South End Labs, Inc., Boston, MA
Education: 1965 - 1969	Massachusetts Institute of Technology Bachelor of Science, with minor in Business Management
Organizations:	B'nai B'rith Realty Lodge

Barkan Management Company

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Barkan Management Company is one of the fastest growing property management firms in New England.

The real estate entrusted to us include both residential and commercial properties located in rural settings, suburban communities and the inner city. We have become specialists in the area of multifamily rental housing. The extensive experience of our senior management staff guarantees that owners and tenants receive quality services which are delivered in a professional, cost-effective and sensitive manner.

As President of Barkan Management Company, I would welcome the opportunity to discuss your property management needs.

Zezette Barkan

Services

Planning/Design Review

During the preliminary planning stage of your project, we will advise on matters such as architectural design, tenant mix, amenities, operating efficiencies, security, and maintenance.

Marketing and Leasing

At Barkan Management we know through experience how to market your product. Creative and innovative leasing together with thoughtful tenant selection procedures result in the successful rent-up of your property.

Financial Management

We employ a comprehensive cost control system, which includes budget development, effective rent collection procedures, rent and mortgage increase programs, and cash flow analysis.

Operations Management

Our property management team will assume full responsibility for the day-to-day operation of your investment. In addition to staffing your project with qualified personnel, we will develop and supervise preventive maintenance, energy conservation and capital improvement programs.

Our management control system enables us to report reliably on the financial and operating status of those properties entrusted to us.

Tenant Relations

Satisfied tenants ensure a successful project. At Barkan Management we effectively interact with our tenants in a responsive, consistent and sensitive manner.

Congregate Housing

Successful congregate housing communities are the result of detailed planning efforts. At Barkan Management we have developed an expertise in the areas of resident pre-qualification and the development of meaningful support service programs which are monitored and reviewed on an ongoing basis.

Consultation

At Barkan Management our greatest strength is our experience. Whether you are a profit or nonprofit organization, a commercial or an investment client, we know what it takes to manage your investment successfully.

The Barkan approach to consultation has been and will continue to be one of integrity, performance and value.

II

COMPANY-107107
NO. OF UNITS - 172

TMS185
RPT#442

STATEMENT OF INCOME

PREPARED 04/12/90

PROPERTY LOCATION -

FOR THE PERIOD ENDED March 31, 1990

	CURRENT MONTH			YEAR TO DATE						
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	ANNUAL BUDGET	PRIOR YEAR ACTUAL	CURRENT YEAR $/UNIT	PRIOR YEAR $/UNIT
INCOME:										
CONDOMINIUM FEES	33607	33640	33	100821	100920	99	403280	93909	586.74	545.99
LATE FINES	250	288	38	750	804	54	3000	373	4.68	2.17
FINES - SPEEDING	0	150	150	0	150	150	0	475	.87	2.76
FINES - SIGNAGE	0	0	0	0	0	0	0	100-	.00	.58-
INTEREST INCOME	708	408	299-	2124	1322	801-	8500	1232	7.69	7.17
RESERVE CONTRIBUTION	1250	1250	0	3750	3750	0	15000	1250	21.80	7.27
OTHER INCOME	0	150-	150-	0	362	362	0	25	2.11	.15
TOTAL INCOME	35815	35586	228-	107445	107310	134-	429780	97166	623.90	564.92
EXPENSES:										
ADMINISTRATIVE EXPENSES:										
MANAGEMENT FEE	2408	2408	0	7224	7224	0	28896	7391	42.00	42.97
LEGAL	160	154	6	480	1441	961-	1920	20	8.38	.12
AUDITING EXPENSE	1000	0	1000	1000	0	1000	1000	1000	.00	5.81
TELEPHONE/PAGERS	100	47	52	300	174	125	1200	35	1.02	.21
OFFICE EXPENSE	60	134	74-	180	632	452-	720	64	3.68	.37
DUES - THOMSON CLUB	2508	2508	0-	7524	7524	0-	30100	7524	43.75	43.75
REPLACEMENT RESERVE	1250	1250	0	3750	3750	0	15000	1250	21.80	7.27
MISCELLANEOUS	267	0	267	801	388	412	3200	383	2.26	2.23
TOTAL ADMIN. EXPENSE	7753	6502	1250	21259	21136	122	82036	17669	122.89	102.73
OPERATING EXPENSES:										
ELECTRICITY	106	84	21	318	370	52-	1275	151	2.15	.88
WATER & SEWER	0	16538	16538-	0	33077	33077-	30000	0	192.31	.00
EXTERMINATING CONTRACT	0	210-	210	0	210	210-	1700	0	1.22	.00
GARABAGE & TRASH REMOVAL	1417	1300	117	4251	3900	351	17000	3877	22.67	22.54
SNOW REMOVAL	10000	11533	1533-	40000	45250	5250-	42000	39900	263.08	231.98
SEPTIC SYSTEM	0	0	0	0	3403	3403-	21000	0	19.79	.00
TOTAL OPERATING EXPENSES	11523	29246	17723-	44569	86211	4[illegible]42-	112975	43929	501.23	255.40
MAINTENANCE EXPENSES:										
GROUNDS CONTRACT - LANDSCAPING	0	8705	8705-	0	[illegible]	12912-	95387	8454	71.00	49.15
SUPERINTENDENT PAYROLL	2692	2264	427	7000	6033	966	28000	2216	35.08	12.89
REPAIRS - MAINTENANCE	1517	299	1217	4551	1175	3375	18200	4286	6.83	24.92
SPRINKLER SYSTEM	0	0	0	0	0	0	2500	0	.00	.00
PAINTING CONTRACT	0	0	0	0	0	0	58100	0	.00	.00
WINDOW REPAIRS	2580	25-	2605	2580	325	2254	2580	2533	1.89	14.73
FIRE ALARM CONTRACT	0	6000-	6000	6000	6000	0	6000	6000	34.88	34.88

STATEMENT OF INCOME

PREPARED 04/12/90

PROPERTY LOCATION -

FOR THE PERIOD ENDED March 31, 1990

	CURRENT MONTH			YEAR TO DATE						
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE	ANNUAL BUDGET	PRIOR YEAR ACTUAL	CURRENT YEAR $/UNIT	PRIOR YEAR $/UNIT
MISCELLANEOUS	0	0	0	0	0	0	0	0	.00	.00
TOTAL MAINTENANCE EXPENSES	6789	5244	1544	20131	25746	5615-	210767	23491	149.69	136.58
TAXES & INSURANCE:										
INCOME TAXES	100	0	100	300	0	300	1200	717	.00	4.17
PAYROLL TAXES	354	268	85	1062	704	357	4252	160	4.10	.93
INSURANCE	0	0	0	0	281	281-	17803	851	1.63	4.95
INSURANCE DEDUCTIABLE	0	0	0	0	0	0	1000	0	.00	.00
EMPLOYEE BENEFITS	0	150	150-	0	392	392-	0	91	2.28	.53
TOTAL TAXES & INSURANCE	454	419	34	1362	1377	15-	24255	1820	8.01	10.58
TOTAL AMOUNT OF EXPENSES	26519	41412	14893-	87321	134471	47150-	430033	86910	781.81	505.29
NET PROFIT OR LOSS(-)	9296	5825-	15121-	20124	27161-	47285-	253-	10256	157.91	59.63-

COMPANY-107107
NO. OF UNITS - 172

TMS200
RPT#142

STATEMENT OF INCOME

PREPARED 04/12/90

PROPERTY LOCATION -

FOR THE PERIOD ENDED March 31, 1990

	JAN	FEB	MAR	APL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL ACTUAL
INCOME:													
CONDOMINIUM FEES	33190	34090	33640	0	0	0	0	0	0	0	0	0	100920
LATE FINES	239	276	288	0	0	0	0	0	0	0	0	0	804
FINES - SPEEDING	0	0	150	0	0	0	0	0	0	0	0	0	150
FINES - SIGNAGE	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME	914	0	408	0	0	0	0	0	0	0	0	0	1322
RESERVE CONTRIBUTION	1250	1250	1250	0	0	0	0	0	0	0	0	0	3750
OTHER INCOME	187	325	150-	0	0	0	0	0	0	0	0	0	362
TOTAL INCOME	35781	35941	35586	0	0	0	0	0	0	0	0	0	107310
EXPENSES:													
ADMINISTRATIVE EXPENSES:													
MANAGEMENT FEE	2408	2408	2408	0	0	0	0	0	0	0	0	0	7224
LEGAL	1103	183	154	0	0	0	0	0	0	0	0	0	1441
AUDITING EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0
TELEPHONE/PAGERS	52	75	47	0	0	0	0	0	0	0	0	0	174
OFFICE EXPENSE	203	295	134	0	0	0	0	0	0	0	0	0	632
DUES - THOMSON CLUB	2508	2508	2508	0	0	0	0	0	0	0	0	0	7524
REPLACEMENT RESERVE	1250	1250	1250	0	0	0	0	0	0	0	0	0	3750
MISCELLANEOUS	124	264	0	0	0	0	0	0	0	0	0	0	388
TOTAL ADMIN. EXPENSE	7648	6985	6502	0	0	0	0	0	0	0	0	0	21136
OPERATING EXPENSES:													
ELECTRICITY	195	90	84	0	0	0	0	0	0	0	0	0	370
WATER & SEWER	16538	0	16538	0	0	0	0	0	0	0	0	0	33077
EXTERMINATING CONTRACT	0	420	210-	0	0	0	0	0	0	0	0	0	210
GARABAGE & TRASH REMOVAL	1300	1300	1300	0	0	0	0	0	0	0	0	0	3900
SNOW REMOVAL	20561	13156	11533	0	0	0	0	0	0	0	0	0	45250
SEPTIC SYSTEM	2683	720	0	0	0	0	0	0	0	0	0	0	3403
TOTAL OPERATING EXPENSES	41277	15686	29246	0	0	0	0	0	0	0	0	0	86211
MAINTENANCE EXPENSES:													
GROUNDS CONTRACT - LANDSCAPING	3506	0	8705	0	0	0	0	0	0	0	0	0	12212
SUPERINTENDENT PAYROLL	2153	1615	2264	0	0	0	0	0	0	0	0	0	6033
REPAIRS - MAINTENANCE	309	566	299	0	0	0	0	0	0	0	0	0	1175
SPRINKLER SYSTEM	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINTING CONTRACT	0	0	0	0	0	0	0	0	0	0	0	0	0
WINDOW REPAIRS	0	350	25-	0	0	0	0	0	0	0	0	0	325
FIRE ALARM CONTRACT	0	12000	6000-	0	0	0	0	0	0	0	0	0	6000

STATEMENT OF INCOME

PREPARED 04/12/90

PROPERTY LOCATION -

FOR THE PERIOD ENDED March 31, 1990

	JAN	FEB	MAR	APL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL ACTUAL
MISCELLANEOUS	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL MAINTENANCE EXPENSES	5969	14532	5244	0	0	0	0	0	0	0	0	0	25746
TAXES & INSURANCE:													
INCOME TAXES	0	0	0	0	0	0	0	0	0	0	0	0	0
PAYROLL TAXES	246	189	268	0	0	0	0	0	0	0	0	0	704
INSURANCE	281	0	0	0	0	0	0	0	0	0	0	0	281
INSURANCE DEDUCTABLE	0	0	0	0	0	0	0	0	0	0	0	0	0
EMPLOYEE BENEFITS	137	103	150	0	0	0	0	0	0	0	0	0	392
TOTAL TAXES & INSURANCE	665	292	419	0	0	0	0	0	0	0	0	0	1377
TOTAL AMOUNT OF EXPENSES	55562	37497	41412	0	0	0	0	0	0	0	0	0	134471
NET PROFIT OR LOSS(-)	19700-	1555-	5825-	0	0	0	0	0	0	0	0	0	27161-

VOUCHER DISTRIBUTION REGISTER

CHECK NO & DATE		PAID TO	FOR INV # & DATE		AMOUNT	ACCOUNT	IDENTITY	ITEM DESCRIPTION	PROPERTY
001082	3/02/90	BARKAN MGMT AGNY A/C			21,900.50	1022	M BARKAN MGT-INTERCO		107
001085	3/15/90	BARKAN MGMT AGNY A/C			13,094.87	1022	M BARKAN MGT-INTERCO		107
001086	3/20/90	BARKAN MGMT AGNY A/C			15,243.31	1022	M BARKAN MGT-INTERCO		107
089498	3/16/90	BARKAN MGMT-P/R REIM	107P/R	31590	1,615.32	1022	BARKAN MGT-INTERCO	P/R REIMB.	107
090263	3/31/90	BARKAN MGMT-P/R REIM	107PR	32890	649.14	1022	BARKAN MGT-INTERCO	PAYROLL REIMBURSEMENT	107
					52,503.14	ACCOUNT TOTAL			
088976	3/02/90	THOMSON CC REPL RES		30190	416.67	1320	RESERVE FOR REPLACEMENTS	REPLACEMENT RESERVE	107
090057	3/30/90	THOMSON CC REPL RES	3/22	32290	2,499.99	1320	RESERVE FOR REPLACEMENTS		107
					2,916.66	ACCOUNT TOTAL			
088973	3/02/90	BARKAN MANAGEMENT	107POS	30190	43.00	6311	OFFICE EXPENSES	POSTAGE MONTHLY MAILING	107
090058	3/30/90	MACGLASHIN, BENJAMIN	3/29	32990	91.78	6311	OFFICE EXPENSES		107
					134.78	ACCOUNT TOTAL			
088975	3/02/90	THOMSON COUNTRY CLUB		30190	2,508.33	6314	THOMSON CLUB DUES	MONTHLY DUES	107
090262	3/31/90	BARKAN MANAGEMENT	MF0003	33190	2,408.00	6320	MANAGEMENT FEE	MANAGEMENT FEE	107
089503	3/16/90	WILSON,ORCUTT,COTTER	3/1	30190	154.00	6340	LEGAL EXPENSE-(PROJECT)		107
088974	3/02/90	ABLE PHONE	030190	30190	8.12	6360	TELEPHONE,PAGERS,ANS SER		107
089502	3/16/90	METROMEDIA PAGING	3/1Z	30190	13.10	6360	TELEPHONE,PAGERS,ANS SER		107
089505	3/16/90	N E TELE	2/25	22590	17.86	6360	TELEPHONE,PAGERS,ANS SER		107
090056	3/30/90	ABLE PHONE	3/30	33090	8.12	6360	TELEPHONE,PAGERS,ANS SER		107
					47.20	ACCOUNT TOTAL			
089506	3/16/90	READING MUNICIPAL	3/2	30290	84.52	6450	ELECTRICITY		107
089251	3/09/90	NORTH READING, TOWN	11/27	112789	16,538.75	6451	WATER & SEWER		107
001083	3/02/90	DENNIS THE MENNIS			210.00	6462	M EXTERMINATING CONTRACT		107
089250	3/09/90	DENNIS THE MENNIS	2/9	20990	420.00-	6462	EXTERMINATING CONTRACT	VOID CK #88658	107
					210.00-	ACCOUNT TOTAL			
089499	3/16/90	WASTE MGMT OF N ANDO	2/23	22390	1,300.00	6470	GARBAGE & TRASH REMOVAL		107
089500	3/16/90	G&S SERVICE	2/28	22890	11,533.00	6480	SNOW REMOVAL		107
001084	3/15/90	FOTINO TURF CARE			8,705.55	6521	M GROUNDS SUPPLIES & REPLA		107
089501	3/16/90	MOYNIHAN LUMBER (REA	4115	22590	38.31	6541	REPAIRS MATERIAL		107
089504	3/16/90	128 ELECTRIC SUPPLY	438146	22190	192.29	6541	REPAIRS MATERIAL		107
090058	3/30/90	MACGLASHIN, BENJAMIN	3/29	32990	68.69	6541	REPAIRS MATERIAL		107
					299.29	ACCOUNT TOTAL			

VOUCHER DISTRIBUTION REGISTER

CHECK NO & DATE		PAID TO	FOR INV # & DATE		AMOUNT	ACCOUNT	IDENTITY	ITEM DESCRIPTION	PROPERTY
088977	3/02/90	NORTH EAST ALARM	020190	20190	6,000.00-	6572	FIRE ALARM CONTRACT	VOID CK 88660	107
089498	3/16/90	BARKAN MGMT-P/R REIM	107TX	31590	191.41	6711	PAYROLL TAXES	P/R TAXES REIMB.	107
090263	3/31/90	BARKAN MGMT-P/R REIM	107PTR	32890	77.57	6711	PAYROLL TAXES	PAYROLL TAX REIM	107
					268.98	ACCOUNT TOTAL			
089498	3/16/90	BARKAN MGMT-P/R REIM	107CGL	31590	6.74	6722	CGL P/R REIMBURSEMENT	CGL INS REIMB	107
090263	3/31/90	BARKAN MGMT-P/R REIM	107CGL	32890	6.90	6722	CGL P/R REIMBURSEMENT	CGL REIMB	107
					13.64	ACCOUNT TOTAL			
089498	3/16/90	BARKAN MGMT-P/R REIM	107W/C	31590	96.76	9002	WORKMEN'S COMP INSURANCE	W/C INS REIMB	107
090263	3/31/90	BARKAN MGMT-P/R REIM	107WC	32890	40.12	9002	WORKMEN'S COMP INSURANCE	W/CREIMBURSEMENT	107
					136.88	ACCOUNT TOTAL			

CLIENT TOTAL 93,342.72 ***

III

BOMA/Boston
Building Owners & Managers Association

Experiencing strong growth

Barkan stresses human approach to mgmt.

CHESTNUT HILL, MA. – "It may not seem to be the first order of business, but we are very strong on the concept of the 'human approach' to management with all of the properties we manage. I believe it is good business," says Zezette Larsen (shown), president of Barkan Management Co. She adds that "it's the basis of our management philosophy and is the reason behind our solid growth."

The firm has shown strong forward motion since its formation in 1979. The company manages more than 2,000 residential units as well as commercial space throughout New England.

"By having a well developed awareness of how people act and think, we believe that we have an inside track on the secret to successful management," says Larsen. "Of course, we provide all of the basic management services that every property requires in an efficient and effective manner.

"Our systems are well thought out, we have complete computerized back-up, and our affiliations with construction, development and design teams give us an exceptionally solid overview of what goes into making a building work. I think that's why we get involved in as many projects as we do before they are completed."

"But the 'human' approach is our primary contribution to the science of management primarily because people do not always think, act or feel in logical ways. We have found that by having a greater internal, social, and psychological awareness we are better able to negotiate and resolve human situations as they evolve. And they are always evolving!

"But if all there were to management was collecting the rent and sweeping the walk, then there really wouldn't be much need for a management company's services."

The company's residential contracts include government assisted housing, housing developed by community groups, luxury condominiums and Boston's newest luxury class co-operative, The residences at Copley Place, the final development component in the much proclaimed Copley Place development.

The firm also manages commercial properties, office buildings and medical offices and was recently designated the managing agent for the six buildings that will comprise Hartfield Executive Park, an office complex in East Windsor, Conn.

Other recent residential management contracts include Munjoy Commons in Portland, Me.; Stony Brook Court in Sharon; Wequonnoc Village in Taftville, Conn; Cedars Home in Methuen; Bet Shalom in Worcester; and The Fairways in Chestnut Hill.

Prior to joining Barkan in 1981, Ms. Larsen had been executive director of Jewish Community Housing for the Elderly in Brighton for eight years. She holds degrees in social work and is certified in both N.Y. and Mass.

Barkan Management is a member of BOMA, the Institute of Real Estate Management, Citizens Housing & Planning Assn., the National Assn. of Home Builders, as well as other professional organizations.

CERTIFICATE OF APPRECIATION

The Community Associations Institute Research Foundation

Gives sincere thanks to

Barkan Management Co.

for a contribution to further the work of the Foundation in increasing the knowledge and improving the techniques available to community association practitioners and the communities which they serve.

Michael E. Packard
CAI-RF President

1/20/87
Date

Sammy Dawdy
Executive Vice President

ATTACHMENT F

Not applicable--Building 104 has been vacant since 1974.

Attachment G

The Bricklayers & Laborers Charlestown Non-Profit Development Corp. is a non-profit corporation formed to assist and foster the construction of decent and affordable housing. This corporation was approved by the Secretary of State on June 22, 1990

The corporation has eight Directors

Thomas McIntyre, President
Patrick Walsh, Treasurer
Joanne Troy, Clerk
Charles Raso, Vice President
Paul McNally
James Merloni, Sr.
Kevin Fitzgerald
Father Edward Boyle, S.J.

A copy of the Articles of Incorporation is attached.

FORM CD 180 Rev 4-84 20M-R323711

The Commonwealth of Massachusetts

Office of the Secretary of State
One Ashburton Place, Boston, MA 02108
Michael Joseph Connolly, Secretary

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

Incorporators

NAME RESIDENCE

Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.

Valerie Swett
Deutsch Williams Brooks DeRensis
Holland & Drachman, P.C.
99 Summer Street
Boston, MA 02110

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 180 and hereby state(s):

1. The name by which the corporation shall be known is:

   Bricklayers and Laborers Charlestown Non-Profit Development Corp.

2. The purposes for which the corporation is formed is as follows:

   See continuation sheets 2A through 2B.

1993 JUN 22 AM 10 29

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8 1/2 x 11 sheets of paper leaving a left hand margin of at least 1 inch for binding. Additions to more than one article may be continued on a single sheet so long as each article requiring each such addition is clearly indicated.

3. If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows: -

Not applicable (no members).

*4. Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:-

See continuation sheets 4A through 4D.

*If there are no provisions state "None".

5. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers whose names are set out below, have been duly elected.

6. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if later date is desired, specify date, (not more than 30 days after date of filing).

7. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.

a. The post office address of the initial principal office of the corporation in Massachusetts is:

2 Park Plaza, Room 312
Boston, MA 02116

b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	Thomas J. McIntyre	20 Orchard Street Jamaica Plain, MA 02130	2 Park Plaza, Rm. 312 Boston, MA 02116
Treasurer:	Patrick Walsh	24 Thornley Street Dorchester, MA 02125	2 Park Plaza, Rm. 312 Boston, MA 02116
Clerk:	Joanne Troy	26 High Rock Way Allston, MA 02134	2 Park Plaza, Rm. 312 Boston, MA 02116
Vice President:	Charles Raso	22 Michael Road Dedham, MA 02026	2 Park Plaza, Rm. 312 Boston, MA 02116
Directors: (or officers having the powers of directors)			
	Thomas J. McIntyre	same as above	same as above
	Patrick Walsh	same as above	same as above
	Joanne Troy	same as above	same as above
	Charles Raso	same as above	same as above
	Paul McNally	17 Meadowbrook Road Sherburn, MA 01770	2 Park Plaza, Rm. 312 Boston, MA 02116
	James Merloni, Sr.	191 Fountain Street Ashland, MA 01721	2 Park Plaza, Rm. 312 Boston, MA 02116

Additional Directors on Continuation Sheet 7A

c. The date initially adopted on which the corporation's fiscal year ends is:

May 31

d. The date initially fixed in the by-laws for the annual meeting of members of the corporation is:

First Tuesday in August

e. The name and business address of the resident agent, if any, of the corporation is:

N/A

IN WITNESS WHEREOF, and under the penalties of perjury the INCORPORATOR(S) sign(s) these Articles of Organization this 11th day of June ,1990

I/~~We~~ the below signed INCORPORATORS do hereby certify under the pains and penalties of perjury that I/~~We~~ have not been convicted of any crimes relating to alcohol or gaming within the past ten years; I/~~We~~ do hereby further certify that to the best of my/~~our~~ knowledge the above named principal officers have not been similarly convicted. If so convicted, explain

Valerie Swett

Valerie Swett

The signature of each incorporator which is not a natural person must be by an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION
GENERAL LAWS, CHAPTER 180

Bricklayers and Laborers
Charlestown Non-Profit
Development Corp.

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of $30.00 having been paid, said articles are deemed to have been filed with me this day of 19

Effective date

MICHAEL JOSEPH CONNOLLY
Secretary of State

TO BE FILLED IN BY CORPORATION
PHOTO COPY OF ARTICLES OF ORGANIZATION TO BE SENT

TO: Valerie Swett
Deutsch Williams Brooks
DeRensis Holland & Drachman, P.C.
99 Summer Street
Boston, MA 02110
Telephone (617) 951-2300

Filing Fee $30.00 Copy Mailed

PURPOSES

The Corporation is to be formed to receive and administer funds exclusively for educational and charitable purposes without pecuniary gain or profit, incidental or otherwise. Its purpose shall be to assist in the development of projects, undertakings and other activities in cooperation and coordination with local governmental and civic bodies to aid, assist and foster the planning, development, construction, renewal, redevelopment and improvement of decent and affordable housing for families of low and moderate income, all for the primary purpose of combatting community deterioration and securing adequate housing and other related facilities, services and conditions conducive to the progress and general welfare of the community; and to that end:

(i) to purchase, receive, take by grant, gift, devise, bequest or otherwise, lease, or otherwise acquire, own, hold, improve, employ, use and otherwise deal in and with, real or personal property or any interest therein, wherever situated;

(ii) to sell, convey, lease, exchange, transfer or otherwise dispose of, or mortgage, pledge, or encumber or create a security interest in, all or any of its property or any interest therein, wherever situated;

(iii) purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, employ, sell, lend, lease, exchange, transfer or otherwise dispose of, mortgage, pledge, use and otherwise deal in and with, bonds and other obligations, shares, or other securities or interests issued by others, whether engaged in similar or different business, governmental or other activities;

(iv) to make contracts, give guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations, and secure any or its obligations by mortgage, pledge or encumbrance of, or security interest in, all or any of its property or any interest therein, wherever situated;

(v) to lend money, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested;

(vi) to do business, carry on its operations, and have offices and exercise the powers granted by Massachusetts General Laws Chapter 180 in any jurisdiction within or without the Untied States;

(vii) to make donations, irrespective of corporate benefit, for the public welfare or for community fund, hospital, charitable, religious, educational, scientific, civic or similar purposes, and in time of war or other national emergency in aid thereof;

(viii) to pay pensions, establish and carry out pension, profit-sharing, share bonus, share purchase, share option, savings, thrift and other retirement, incentive and benefit plans, trusts and provisions for any or all of the directors, officers and employees, and for any or all of the directors, officers and employees of any corporation, fifty percent or more of the shares of which outstanding and entitled to vote on the election of directors are owned, directly or indirectly, by it;

(ix) to participate as a subscriber in the exchanging of insurance contracts specified in section ninety-four B of Massachusetts General Laws chapter one hundred and seventy-five;

(x) to be an incorporator of other corporations of any type or kind;

(xi) to hold real and personal estate to an unlimited amount, which estate or its income shall be devoted to the purposes set forth herein or in any amendment hereof, and to receive and hold, in trust or otherwise, funds received by gift or bequest to be devoted by it to such purposes;

(xii) and to engage in any and all activities appurtenant thereto or in advancement thereof;

provided that no such activity shall be carried on in a manner inconsistent with the provisions of these Articles of Organization, the By-Laws of the Corporation, or the laws of the Commonwealth of Massachusetts applicable to corporations organized under Chapter 180 of the General Laws.

Notwithstanding the foregoing, however, the Corporation shall have no power to enter into any contract or to transaction any business not permitted to be entered into or transacted by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

OTHER LAWFUL PROVISIONS

Activities

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payment and distributions in furtherance of the purposes set forth in Article Second hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation and the corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

Notwithstanding any other provision of these articles, the corporation shall not carry on any activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner or to such organization or organizations organized and operated exclusively for charitable educational, religious or scientific purposes as shall at the time qualify as an exempt organization or organizations under section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Supreme Judicial Court of Massachusetts, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Provisions as to Intracompany Dealings

To the extent not inconsistent with other provisions of these Articles, the Corporation may enter into contracts or transact business with one or more of its directors or officers, with any corporation, organization or other concern in which any one or more of its directors or officers are directors, officers or shareholders or otherwise interested, and into other contracts or transactions in which any one or more of its directors or officers is in any way interested; and in the absence of fraud, no such contract or transaction shall be invalidated or in any wise affected by the fact that such directors or officers of the Corporation have or may have interests which are or might be adverse to the interest of the Corporation even though the vote or action of such directors or officers having such adverse interests may have been necessary to obligate the Corporation upon such contract or transaction.

At any meeting of the Board of Directors of the Corporation (or any duly authorized committee thereof) any such director or directors may vote or act thereat with like force and effect as if he had no such interest, provided that in such case the nature of such interest (though not necessarily the extent or details thereof) shall be disclosed or shall have been known to the directors or a majority thereof. No director shall be disqualified from holding office as director or officer of the Corporation by reason of any such adverse interest, unless the interest is detrimental to the Corporation. In the absence of fraud, no director or officer having such adverse interest shall be liable to the Corporation or to any creditor thereof or to any other person for any loss incurred by it under or by reason of such contract or transaction, nor shall any such director or officer be accountable for any gains or profits realized thereon.

Indemnification of Directors and Officers

The Corporation may indemnify and hold harmless each director and each officer or other employee of the Corporation, (including, for this purpose, any person who may serve at the Corporation's request in any capacity with respect to any employee benefit plan maintained or contributed to by the Corporation) against and from all loss, cost and reasonable expenses hereafter incurred by such person in the payment, settlement and defense of any civil or criminal claim, action or proceeding (including appeals) brought or threatened against such person because he or she is or has been such director or officer or other employee or because of any action alleged to have been taken or omitted by such person as such director or officer or other employee. The rights of indemnification and exoneration accruing under this Article shall apply whether not such person continues to be a director or officer or other employee at the time any such loss, cost or expense is suffered or incurred.

The Corporation may advance expenses to, or where appropriate may itself at its expense undertake the defense of, such director or officer or other employee; provided, however, that such person shall have undertaken to repay or to reimburse such expenses if it should ultimately be determined that he or she is not entitled to indemnification under this provision.

Such indemnification shall be of right if (1) such director or officer or other employee shall have been wholly successful, on the merits or otherwise, with respect to such claim, action or proceeding, or (2) the directors of this Corporation at the time the subject is first presented to them for determination, by vote of a majority of the directors entitled to vote (excluding from those entitled to vote all those directors whose conduct is under consideration) determine that such director or officer or other employee acted in good faith for a purpose which he or she reasonably believed to be in the best interests of the Corporation, had no reasonable cause to believe that his or her conduct was unlawful, and with such care as an ordinarily prudent person in a like position with respect to a similar non-profit corporation. Subject to the next following paragraph, no disposition of any such claim, action or proceeding shall preclude such a determination by the directors.

Such rights shall not apply in relation to any matters: (1) as to which such director or officer or other employee shall be adjudged in final judgment not to have acted in good faith in the reasonable belief that his action was in the best interests of this Corporation and/or with such care as an ordinarily prudent person in a like position with respect to a similar non-profit corporation; or (2) as to which, if there is not final judgment, the directors of this Corporation at the time the subject is first presented to them for determination, by vote of a majority of the directors entitled to vote (excluding from those entitled to vote all those directors whose conduct is under consideration) determine that such director, officer or other employee has not acted in the best interests of this Corporation or with such care as an ordinarily prudent person in a like position with respect to a similar non-profit corporation; or (3) in the case of matters involving the allegation of crime, as to which such director or officer or other employee shall have been adjudged in such claims, suit or proceeding to have had reasonable cause to believe that his conduct was unlawful; or (4) brought or asserted by or on behalf of the Corporation.

The rights provided for herein shall not be deemed exclusive of any other rights to which any such person may be otherwise entitled, nor shall this provision restrict the right of the Corporation to indemnify or reimburse any such person in any proper case even though not specifically provided for herein.

The rights provided for herein shall apply to persons who act or have acted at the request of the Corporation as directors or officers of other corporations in which this Corporation is or has been interested as an investor or a creditor. A person may be entitled to indemnification as to some matters even though he is not so entitled as to others.

The Corporation may purchase and maintain insurance on behalf of any person who is or was such an officer, director or employee, against any liability incurred by him or her in such capacity, or arising out of his status as such, whether or not the Corporation would have the power to indemnify him or her against such liability.

Amendment of By-Laws

The Board of Directors may make, amend or repeal the By-Laws or the Articles of Organization in whole or in part.

Partnership

This Corporation may become a partner in any general or limited partnership or in any joint venture or in any other business enterprise organized for the purpose of accomplishing any of the purposes contained in this Corporation's Articles of Organization.

Non-Discrimination

Persons of any race, religion and of either sex shall be entitled to all the rights, privileges, programs and activities generally made available to participants in the Corporation, its programs and activities, and the Corporation shall not discriminate on the basis of race, religion or sex in administering its policies and programs.

ADDITIONAL DIRECTORS

Name	Residence	Post Office Address
Kevin Fitzgerald	71 Mossdale Road Jamaica Plain, MA 02130	2 Park Plaza, Rm. 312 Boston, MA 02116
Father Edward Boyle S.J.	Boston College High School 150 Morrissey Boulevard Dorchester, MA 02125	2 Park Plaza, Rm. 312 Boston, MA 02116

VS\&inc7A.bri

WILLIAM RAWN ASSOCIATES
Architects

101 Tremont Street · Suite 201
Boston, MA. 02108 617·423·3470

WILLIAM L. RAWN, III, A.I.A.

EDUCATION:

M.Arch., Massachusetts Institute of Technology, 1979
--Specialization: Design
--Thesis: "The Asymmetrical Spine: A Generator of Design," Waterfront Hotel/Boston
--Award: Chamberlain Prize (design prize for graduating class of 1979)

J.D., Harvard Law School, 1969
--Specialization: Housing, Zoning, Land Development Law
--Third Year Thesis: "Turnkey Housing Programs"

B.A., Yale University, 1965 (Political Science)
--Graduated Cum Laude and High Honors
--Ranking Scholar (top 10%), 4 times
--Chairman of Saybrook College Council

SUMMARY OF EXPERIENCE:

1983-present: Principal, William Rawn Associates, Architects, Boston

1979-1983: Architect, Davis, Brody & Associates, New York

1973-1975: Assistant Chancellor for Physical Planning, University of Massachusetts, Boston Campus

1971-1973: Assistant to the President, University of Massachusetts

1969-1971: Attorney, Arent, Fox, Kintner, Plotkin & Kahn, Washington, D.C., (Law firm then with 80 lawyers)

1967 (Summer): Urban Renewal Specialist, Executive Offices of the President (Bureau of the Budget), Washington, D.C.

1971-1979: Artist, Serigraphs, Limited Editions.
Galleries: New York: Pace Gallery
Susan Caldwell Gallery
Amsterdam: Kunsthandel k276

Photographer, Architectural subjects.
Photographs in major university collections and in architectural and general periodicals.

ARCHITECTURAL LICENSES: Massachusetts, New York, Virginia.

WILLIAM L. RAWN, III, A.I.A.

ARCHITECTURE TEACHING:

1978-1979: Instructor, Department of Architecture, M.I.T.

1975-present: Architectural Design Juries:

Yale University, Level II (October 1982)
Jury included Alec Purvis

Yale University, Level III (April 1982)
Jury included James Stirling, Robert Stern, Michael Dennis

Yale University, Level II (December 1981)
Jury included James Stirling, Cesar Pelli, Michael Dennis, Susan Kim

Yale University, Level III (May 1981)
Jury included David Childs, James Fried, Peter Pattison

Harvard University, Level III (May 1975)
Gerhard Kallmann, Professor (Project related to UMass/Boston Campus)

1977-1978: Teaching Assistant, M.I.T., Level I and Level II Studios

ARCHITECTURAL PUBLICATIONS:

"The Asymmetrical Spine: A Generator of Design", Harvard Architectural Review, vol. 2, 1981.

"Restoration and Restructuring 'Collegio Raffaelo', Urbino," International Laboratory of Architecture and Urban Design, University of Urbino, 1977.

ARCHITECTURAL NOTES:

Graham Foundation. Grant through M.I.T.
For study of symmetrical and asymmetrical forms in Spain.

University of Urbino. Fall, 1976.
One of seven M.I.T. students (and 35 European students from Zurich, Barcelona, Brussels, Oslo and Rome/Venice) selected to work with Giancarlo de Carlo in Urbino, Italy.

WILLIAM L. RAWN, III, A.I.A.

ART EXPERIENCES:

1971-1980: Serigraphy (Silkscreens), Limited Editions.

Galleries: New York: Pace Gallery
Susan Caldwell Gallery
Amsterdam: Kunsthandel k276
Boston: Thomas Segal Gallery

Shows: Susan Caldwell Gallery, 1976 (Three Persons)
Group Shows in New York, Boston, Aspen.

1975-present: Architectural Photography

Over 1600 slides in the slide collections at Harvard, Yale, M.I.T., Institute of Fine Arts (NYU), and the Boston Architectural Center. Slides published in A.I.A. Journal, Vogue, Perspecta, and other periodicals.

WILLIAM RAWN ASSOCIATES, Architects

COMMERCIAL:

48-50 MELROSE STREET ASSOCIATES
Bay Village
Boston, Massachusetts
Office, Mixed-Use

William Rawn Associates designed essentially a new building using parts of an old film storage facility in the Bay Village landmark neighborhood of Boston. The building is designed to house the offices of a social science research firm and the local offices of a national printing firm as well as rental commercial space. The upper floors include two residential condominiums.

The project required the design of a commercial building within a landmark neighborhood. Part of the space was designed for the specific needs of the owner/client; part was designed for the generic needs of the commercial market. Construction completed: January 1985.

WILLIAM RAWN ASSOCIATES, Architects

COMMERCIAL:

PANDICK PRESS, INC.
New York, New York
Office and Conference Center

William Rawn Associates was hired to prepare schematic designs and working drawings for 20,000 s.f. of office space, customer service area, and related conference facilities for Pandick Press, a firm specializing in legal and financial printing services in New York City.

Our firm developed a plan centered around a "sophisticated" major corridor which unifies a variety of back-office functions with the more public conference room and other client related functions. Special central library and lounge facilities for client use figure prominently and are related to the main entrance to the facility from the elevator lobby in our design. The project includes selection of special millwork details, lighting and carpeting, and includes both mahogany and stainless steel detailing. Overall budget is $800,000.

The project is being built while customer services continue to operate uninterrupted in all adjacent spaces; therefore a design was required which was based on the premise that the construction work could be coordinated with on-going business schedules. Our design breaks the project into five discrete phases, each one able to be completed while business operates as usual. Our involvement has been through working drawings; Phase one construction is being handled in New York City and started in the Fall, 1984.

WILLIAM RAWN ASSOCIATES, Architects

COMMERCIAL:

MINOT COLONY REALTY TRUST
Boston, Massachusetts
Retail

William Rawn Associates developed a master plan and feasibility study for a large commercial site at the intersection of two major streets in South Boston. The site included integrating one existing building into the commercial project and the project included the closing of one city street. A one-story space of 4000-6000 s.f. is being designed and coordinated with tenant requirements. The plan also deals with parking requirements and special attention has been paid to developing a strong street image of the complex. Plans have been submitted to and approved by local community groups. Construction: planned for Spring 1985.

WILLIAM RAWN ASSOCIATES, Architects

COMMERCIAL:

DAVID & FINELL
Rockefeller Center
New York, New York
Law Offices

William Rawn Associates designed a set of law offices consisting of nine lawyer's offices, library, conference rooms and administrative spaces. Special attention was given to the design of the entry and reception area. The firm was located in Rockefeller Center and the design had to conform with Rockefeller Center building standards.

Design drawings and working drawings were completed. The project was sent out for bidding and the three contractor bids were received on budget. However, before beginning construction, the firm decided to merge with another law firm and therefore did not proceed with the project.

WILLIAM L. RAWN, III

COMMERCIAL PROJECTS:

ROCKEFELLER CENTER DEVELOPMENT CORPORATION
Rochester, New York
(Davis, Brody & Associates)

Project Designer. Proposed 220,000 s.f. office building at intersection of Main Street and Genesee River. Complicated site plan with direct access to adjacent Convention Center, Hotel, and Winter Garden. Work from conceptual planning through design development drawings.

ROCKEFELLER FOUNDATION
New York, New York
Offices
Design Consultation

Early planning for renovation of 80,000 s.f. office space in high-rise Manhattan office building. Consultation regarding schedule, scope of work.

ROCKEFELLER CENTER DEVELOPMENT CORPORATION
CITY OF ROCHESTER
Rochester, New York
(Davis, Brody & Associates)
Office Building, Convention Center, Hotel and Winter Garden

Project Architect. Master Plan for Rochester Riverfront multi-leveled complex with connections by pedestrian bridge system to rest of downtown Rochester and adjacent parking garage. Work entailed schematic plans for entire complex.

WILLIAM RAWN ASSOCIATES, Architects

HOUSING:

56H HOUSING DEVELOPMENT
Boston, Massachusetts
24 Townhouse Units (Schematic Plans)

Working with a well-financed non-profit organization, our firm has completed a feasibility study and is working on schematic plans for 24 townhouses on a large urban site in Boston. The units are designed to be "affordable" housing for local residents; the unit plans are designed to be prototypes for similar housing developments elsewhere in Boston as well as in other center cities nationally. Work includes developing very careful cost estimates with exact take-off calculations as part of the continuing effort to provide the townhouse units at economical prices.

The unit plans include both two-story (2-BR, 1100 s.f.) and three-story (4-BR, 1650 s.f.) townhouses and feature high-ceilinged kitchen/family rooms and individually distinguished entrances on the main street. The site plan includes private rear yards each with a parking space as well as a large shared but privately-controlled common space in the rear of the site. The units will be masonry and fit into their existing neighborhood by their massing and texture.

WILLIAM RAWN ASSOCIATES, Architects

HOUSING:

RICHARDS DEVELOPMENT
Worcester, Massachusetts
170 Units (Feasibility Study)

Our firm has completed a feasibility study for the development of 170 units of housing (primarily 1BR and 2BR) in an old mill building in Worcester. Special attention focuses on aligning the apartment units to fit perfectly with the existing window and structural module of the building. The plan includes special entry and common spaces as well as elevator, stair, and storm window systems necessary for the renovation project. The next stage of the project awaits resolution of negotiations regarding options for the property.

Unit plans and outline specifications are based on general MHFA standards and represent a mix of market rate and subsidized units. The project is deliberately designed to meet standards of MHFA's SHARP program and our work included consultation with MHFA officials and marketing experts.

WILLIAM L. RAWN, III

MULTI-FAMILY HOUSING:

MILSTEIN PROPERTIES
New York, New York
(Davis, Brody & Associates)
872 Unit Housing Development

Project Designer. Proposed development included 20% Section 8 units. Located on one square block in lower Manhattan (just north of World Trade Center). Conformance with New York City HPD requirements. Included two high rise towers, with low rise buildings, health club and retail. Work from conceptual planning through design development drawings for architect/developer competition.

42ND STREET DEVELOPMENT CORPORATION
West 42nd Street
New York, New York
(Davis, Brody & Associates)
300 Unit Housing Development

Project Designer. Proposed development one block from Hudson River. Included retail facilities, 3 floors of office, and 35 floors of housing. Integrated with theatre on adjacent parcel. Work through schematic drawings.

MT. SINAI HOSPITAL
CUNY School of Medicine
New York, New York
(Davis, Brody & Associates)
Residence Hall

Project Designer. 130 apartment-type units with living/dining and kitchen spaces. This $14 million project, with subsidy funding under New York State Dormitory Authority included both simplex and duplex units. Work from earliest conceptual planning through completion of working drawings.
Construction completed: September, 1984

WILLIAM L. RAWN, III

MULTI-FAMILY HOUSING:

CITY OF BARCELONA
Barceloneta Sector
Barcelona, Spain
(Martorell, Bohigas & Mackay, Barcelona)
Low Income Housing Development

Project designer for master plan and unit plans for a 700-unit low income housing development.

WILLIAM RAWN ASSOCIATES, Architects

RESIDENTIAL:

MUNDEL DEVELOPMENT
Boston, Massachusetts

William Rawn Associates has designed two 3,000 s.f. houses for a beautiful site overlooking a six acre permanent open space in Brookline. Each house has 4 bedrooms plus study/guest room. The project has been designed to focus on spectacular views and to develop strong connection between the house, its porches, and the landscape. Special attention to landscape design. Construction budget: $500,000.

SOUWEINE HOUSE
So. Amherst, Massachusetts

This 3,000 s.f. house was completed for occupancy in October, 1983. Design includes a partial symbolic reference to the Greek Revival style of the region. The house is located to take advantage of special views from the site and to respond explicitly to the passive solar opportunities of the site.

WEINTRAUB/THOMSEN RESIDENCE
Boston, Massachusetts

Our design for this Beacon Hill residence has concentrated on the main living floor -- living room, study, dining room and kitchen -- as well as the entry and stairs, to reinforce the traditional character of a home in that neighborhood. Additional attention has been paid to the exterior and the roof. The design has received approval from the Beacon Hill Architectural Commission and is scheduled to begin construction in Spring 1985.

WILLIAM RAWN ASSOCIATES, Architects

EDUCATIONAL/CULTURAL FACILITIES:

PINE MANOR COLLEGE
Brookline, Massachusetts
Master Plan

Pine Manor College, located on a beautiful rolling landscaped site, recognized that it needed a new Master Plan to help determine its future growth options over the coming 20 years. Our firm was hired primarily because of our attitude about master planning: for a slowly growing institution, one must develop a plan which can grow incrementally, which can adjust to the widely changing enrollment and demographic trends prevalent in academic institutions today, and which can respond to various changes dictated by unpredictable financial contributions. Yet any such plan must still become an integrated whole. We have identified certain landscape areas that are untouchable and specific development sites with defined building envelopes which can be used in various combinations during the coming 20 years. At meetings and in formal inventories, arts facilities as well as other academic facilities have been studied; special attention has been given to certain renovation needs of Ellsworth Hall, the major music and performing arts building on campus.

The major emphasis of the plan has been to integrate new building sites into the beautiful landscape and into improved relationships with the existing buildings on the campus. We have worked closely with Rosemary Ashby, President of the College, and the College Planning Committee. The plan is 50% complete.

WILLIAM RAWN ASSOCIATES, Architects

EDUCATIONAL/CULTURAL FACILITIES:

FORT LEWIS VISUAL ARTS CENTER
Millboro, Virginia

The client wanted to take an existing 150 year old grist mill building and develop a visual arts center with specialized classes in three areas: ceramics, weaving, and painting. Our office has designed a complex which re-uses the mill building with its original walls becoming the interior walls (and an entirely new exterior skin built to match the original). We have added a new dining wing and a new exterior walkway system which becomes a link to a new residence for the director. The complex overlooks a new mill pond and the river and hills beyond. The major intent was to develop a cloister-like courtyard, defined by the "L-shaped" complex, with the courtyard becoming the gathering space during the prime summer months for everything from volleyball and barbeques to special performances and summer lectures. The main floor with its kitchen, dining facilities and performance stage plays a similar role for the spring and fall terms at the Center. The basement will house ceramics studios; the main floor has the painting studio; the second floor has the weaving facilities. Construction began in the summer of 1984.

The emphasis here is to develop a center which becomes a gathering place for artists and arts related people in this very rural part of Virginia, and the integration of the interior spaces and the exterior "courtyard" spaces is fundamental to the plan for this facility.

WILLIAM RAWN ASSOCIATES, Architects

EDUCATIONAL/CULTURAL FACILITIES:

BARNEY TROY READING ROOM/COLLOQUIUM CENTER
University of Massachusetts/Boston Campus
Boston, Massachusetts

The Dean of the College of Arts and Sciences at the University of Massachusetts/Boston felt that the college had no focal point for certain intellectual activities, namely the review of faculty publications, specialized intellectual and foreign periodicals, and meeting spaces for faculty colloquia and seminars. The College developed a program for a center to meet these needs.

Our firm has designed this facility, trying to provide certain elegant materials to distinguish the space from the rest of the rather institutionalized classroom building. Undulating glass walls, mahogany bookcases and special entrance portals together with carefully chosen furniture give the space an entirely different "feel" from the ambiance of much of the campus. It includes a quiet room for reading, an exhibition/display space for faculty publications, and a general colloquium room for faculty seminars. Working drawings have been completed; bids have been received (within 5% of budget); construction is awaiting state approval.

WILLIAM RAWN ASSOCIATES, Architects

EDUCATIONAL/CULTURAL FACILITIES:

NATIONAL BUILDING MUSEUM
Washington, D.C.
Special Consultation, Main Courtyard

The National Building Museum is housed in the Pension Building in Washington, D.C., a building constructed in the 1870's with a huge central enclosed courtyard 300 feet long, 100 feet wide and 80 feet high. Phase I of the Museum is currently under construction in part of this building. During the first four years of the Museum's operation, certain special information, dining, security and performance functions will be placed in the ground floor space of this huge courtyard; such functions must relate to the major entrances of the building but are not part of the Phase I construction work.

The Director of the Museum has asked our office to consult with him regarding various directions the Museum might take to fully utilize this huge space both as an entrance and as a gathering space while meeting their other programmatic needs for the Museum. Such work would include taking greatest possible advantage of the alternative vistas possible in this space.

WILLIAM L. RAWN, III

EDUCATIONAL/CULTURAL FACILITIES:

NEW YORK PUBLIC LIBRARY
Fifth Avenue and 42nd Street
New York, New York
(Davis, Brody & Associates, 1982-83)
Restoration Plan

The New York Public Library at Fifth Avenue and 42nd Street was designed to not only house its famous research collection but also to serve as a major cultural and civic building providing exhibition and public assembly spaces serving all of New York City. Over the years, these non-library functions disappeared, and even the research functions were compromised by fiscal crisis and general neglect. Davis, Brody & Associates was hired to develop an adaptive re-use plan which could bring back these public and civic functions; during the schematic work on the Master Plan, we recommended instead a restoration plan which focused on retrieving those parts of the building that could best serve large public and civic functions. Phase I of the plan has been completed and well documented in the New York Times (see enclosures); work on Phases II and III is now in progress.

I served as Project Architect on the Restoration Plan, working with the staff to develop the program for the building, working with mechanical engineers on the very difficult air conditioning issues and working with consultants on similarly difficult computer adaptation questions. Lewis Davis and I presented the plan to the Board of Trustees, Mayor Koch, the Editorial Board of the New York Times, and civic groups. In my role, I worked most closely with Arthur Rosenblatt, Vice President for Architecture at the Metropolitan Museum of Art who was on half-time loan to the Library.

WILLIAM L. RAWN, III

EDUCATIONAL/CULTURAL FACILITIES:

MUSEUM OF BROADCASTING
New York, New York
(Davis, Brody & Associates, 1981-83)
Expanded Facilities

The Museum of Broadcasting was seeking a new location for an appreciably expanded facility. In addition to their major collection of television and video materials, they were seeking to become a major participatory facility with screening rooms, creative audio and visual presentation spaces, and related dining, library and storage facilities in midtown Manhattan. Like other New York City museums, they sought to become the cultural/civic center for video-related activities.

I worked as Project Architect on the schematic plans for the Museum. With Lewis Davis, I worked closely with Robert Batscha, President of the Museum, and William Paley, Chairman of the Board. Our work included major research into museums with extensive video and audio materials (two notable ones being the Smithsonian and the Kennedy Library) and the development of various ways to deal with the significant problem of simultaneous screening of materials with audio components. The project has not yet been built.

WILLIAM L. RAWN, III

EDUCATIONAL/CULTURAL FACILITIES:

BROWN UNIVERSITY
Providence, Rhode Island
(Davis, Brody & Associates)
Geology & Chemistry Building

Design Team. Five story, highly technical laboratory building. Designed specifically to fit into architectural context of Brown campus. Cost: $14 million. Work from earliest conceptual planning through working drawings. Construction completed: September, 1982.

MT. SINAI HOSPITAL
CUNY School of Medicine
New York, New York
(Davis, Brody & Associates)
Residence Hall

Project Designer. 130 apartment-type units with living/dining and kitchen spaces. Located adjacent to medical school facilities. Cost: $14 million, subsidy funding under New York State Dormitory Authority. Work from earliest conceptual planning through working drawings. Construction completed: September, 1984.

UNIVERSITY OF PENNSYLVANIA
Philadelphia, Pennsylvania
(Davis, Brody & Associates)
Master Plan

Assistant Designer. Master Plan which focused on development opportunities for six sites within or adjacent to main campus. Included retail center, faculty and student housing, and classroom and laboratory expansion space. Plan concentrated on projects thought to be high priority for campus growth and financially feasible over next decade.

WILLIAM L. RAWN, III

EDUCATIONAL/CULTURAL FACILITIES:

ASSISTANT CHANCELLOR FOR PHYSICAL PLANNING AND COMMUNITY AFFAIRS
1973-1975
University of Massachusetts/Boston Campus
Boston, Massachusetts

Direct line responsibility included the following:

1. Co-ordinated the completion of the new Boston campus for 7000+ students. Six buildings included library, administration building, arts and sciences building, and two general classroom buildings. Total cost: $135 million. Designed by six different architectural firms; built by six different contractors.

2. Co-ordinated Phase II planning at campus. Three buildings included a gymnasium, an arts building and a general classroom building. Worked with three different architectural firms on the programs, schematic drawings, and some final working drawings for three buildings. Total cost: $70 million.

3. Represented campus in each stage of the Columbia Point Peninsula Revitalization Plan, a plan proposed by Mayor White, President Wood (UMass), Mass. Housing Finance Agency, and various community groups in January, 1974. Area included the Columbia Point Housing Project and adjacent private and public land.

4. Worked with University President and Vice-President in making presentations regarding the possible use of a UMass site for the John F. Kennedy Library. (Library subsequently built on site.)

5. Supervised a National Endowment for the Arts grant to study the feasibility of renovating large, old sewer pumphouse building into a university student/community center.

6. Established complex shuttle bus service system for campus (to and from local subway station); 8500+ daily riders.

WILLIAM L. RAWN, III

LABORATORY FACILITIES:

BROWN UNIVERSITY
Providence, Rhode Island
(Davis, Brody & Associates)
Geology and Chemistry Building

While working with Davis, Brody & Associates, I served on the design team for the $14 million Geology and Chemistry Building at Brown University. In that role, I worked on the project from the earliest development of schematic plans through the completion of construction documents. Actual construction was completed in September 1982.

The building is organized around a basic laboratory module, with a set of eight repetitive laboratories located along the northern edge of the building, a series of specialized laboratories and laboratory service areas located in the center of the building, and faculty offices and conference facilities located along the southern side of the building. The basic laboratory module enabled the client to build a significant number of laboratories at relatively low cost because of the repetition of laboratory furniture arrangements and fume hood types. The laboratory module was designed to meet both the teaching and research needs of the faculty.

Because the Chemistry Department required a far more complex system (due to its fume hood requirements), the building is organized with the Geology Department located in the lower two floors and the Chemistry Department housed in the upper three floors of the building. Laboratories in the Geology Department are located directly below their counterparts in the Chemistry Department so that the fume hood exhaust system and other general mechanical systems serving laboratories line up vertically, thereby leading to greater efficiency and financial savings.

An important element of the design was the architectural decision to try to fit the building into the existing campus context as much as possible. This was difficult because the building is very large (110,000 s.f.) and complicated, but it was organized to accommodate all of its functions in five stories and designed with a brick exterior and two sloping roofs; the result is a building that is similar in scale and materials to the dormitory and classroom buildings which are most prominent on the east end of the campus.

WILLIAM RAWN ASSOCIATES, Architects

HIGH TECHNOLOGY FACILITIES:

BIOTECHNICA INTERNATIONAL, INC.
Cambridge, Massachusetts
Greenhouse, Laboratory, Master Plan

BioTechnica International is a biogenetic research and engineering company with major new laboratory facilities in Cambridge. William Rawn Associates has worked with the company on the following facilities and plans:

1. Research Greenhouse. This facility was designed to meet a variety of experiment conditions and required sophisticated mechanical and electrical systems. The greenhouse was planned as the first stage of a modular system, capable of including both P-1 and ordinary laboratory functions. Special materials were used to protect the greenhouse from vandalism. Construction completed: Spring, 1984.

2. Research Laboratories and Mezzanine Offices. This facility was designed to provide 1500 s.f. of sophisticated laboratory space in an annex building and coordinated with a 1500 s.f. mezzanine for office space. Laboratories included fume hoods, multiple bench configurations, support facilities and the required mechanical systems for the laboratories. Working drawings completed: August, 1984.

3. Master Plan. Working in conjunction with Davis, Brody & Associates in New York, William Rawn Associates has been developing a set of master plans based on a changing set of projections of future growth for the company. The company's facilities include a 28,000 s.f. main building, a 6000 s.f. annex, new greenhouse facilities and plans for new buildings. Work has included close coordination with the mechanical engineers (R.G. Vanderweil Engineers) and continuing negotiations with the City of Cambridge and Cambridge Redevelopment Authority offices regarding purchases of adjacent properties.

4. General coordination with Davis, Brody & Associates. In addition to the specific facilities designed and developed by William Rawn Associates as listed above, our firm has periodically assisted Davis, Brody & Associates in its designs of over 20,000 s.f. of major laboratory spaces in the Main Building.

DEUTSCH WILLIAMS
BROOKS & DERENSIS, PC

ATTORNEYS AT LAW
ONE LIBERTY SQUARE
BOSTON MASSACHUSETTS 02109

(617) 482-7370

NORRIS L. DEUTSCH
BURTON L. WILLIAMS
STEVEN J. BROOKS
PAUL R. DERENSIS
NATALIE B. CHOATE
WILFRED J. BENOIT JR

TELEX
850-220008
TELECOPIER
350-5043

RICHARD D. BICKELMAN
VALERIE SWETT
JOHN FOSKETT
ROBERTA ADELSON
ERIC I. ZUCKER
EVELYN A. HARALAMPUS
PATRICIA M. ANNINO
LESLIE K. MILES
MICHAEL C. DIEDRING

OF COUNSEL
EUGENE D. ISAAK
BARRY L. MINTZER P.C.

May 15, 1986
6e:resume.vs

Deutsch Williams Brooks & DeRensis, P.C. is a firm of 15 lawyers. The firm's practice is concentrated in the areas of litigation, labor and employment, employee benefits, tax, real estate, and general business matters.

Burton L. Williams, Natalie B. Choate and Valerie Swett are the firm members who share administration of the firm's work in the tax, real estate and general business areas.

Valerie Swett is a 1976 graduate of Northwestern University School of Law. The focus of her personal practice is real estate, probate, and business matters. She is a member of New England Women in Real Estate ("NEWIRE"). Her real estate work includes negotiation and writing of contracts, representation of mortgage lenders, representation of borrowers on commercial loans, and title examination.

Among her clients is a not-for-profit developer presently engaged in rehabilitating a burned-out building in the City of Lawrence to create low to moderate income rental housing. She represented Bricklayers and Laborers Non-Profit Housing Company, Inc. throughout its development of the Andrew Square Rowhouses Condominium on the former Andrew School site.

This information is provided for the use of Bricklayers and Laborers Non-Profit Housing Company, Inc. in its proposal to develop the 490-498 Center Street, Jamaica Plain, Site with moderately-priced brick rowhouses.

THE BRICKLAYERS & LABORERS
NON-PROFIT HOUSING COMPANY, INC.

RESUME
THOMAS J. MCINTYRE
PRESIDENT

To Whom It May Concern:

I have been a member of the Bricklayers International Union for thirty years. During the course of that affiliation my experience in construction has been broad and varied.

After serving nine years as a Regional Coordinator for training apprentice bricklayers, I was elected to the position of International Vice-President by the general membership of the union. I have held this post for twenty years, being re-elected several times. My jurisdictional responsibility encompasses all of New England.

During the administrations of Mayors Collins and White, I served as a member of the Boston Zoning Board. Both Mayor Flynn and Governor Dukakis saw fit to appoint me to each of their transition teams, after their respective elections.

I am a lifeling resident of Boston. My home is at 20 Orchard Street in Jamaica Plain where I reside with my family.

550 Medford Street • Charlestown, MA 02129 • 1-617-242-5500

THE BRICKLAYERS & LABORERS
NON-PROFIT HOUSING COMPANY, INC.

RESUME

Charles M. Raso
Clerk

Appointed to the Massport Board on April 12, 1983, Charles M. Raso is the Business Manager of the Bricklayers and Allied Craftsment Union, Local #3 in Boston. He completed his apprenticeship and journeyman requirements with the Union and ran for office in 1970. In 1977, Mr. Raso was elected President of Local #3 and also served as Secretary-Treasurer before becoming Business Manager in 1980.

As the chief executive officer of the Union, Mr. Raso is responsible for negotiating and enforcing collective bargaining agreements, protecting the craft jurisidction, implementing the local's political action program, has full responsibility for the day to day affairs of the Union, and other related duties. His other involvements include service as President of the Eastern Massachusetts District Council of Bricklayers and Allied Craftsmen, Vice President of the Mass State Conference of Bricklayers and Allied Craftsmen, Secretary-Treasurer of the Bricklayers Health, Pension Annuity and Apprenticeship Training Funds, and a delegate to various local, State, and national organizations such as the Massachusetts AFL-CIO, the Greater Boston Central Labor Council, the Boston and Massachusetts Building and Construction Trade Council, a board member of the Bricklayers International Committee on General Good, a member of the International Apprenticeship and Training Board and a member of the International Masonry Research Foundation Advisory Council.

Mr. Raso graduated from the Greater Boston School of Industrial Relations. He also was awarded a Certificate from Chicago Technical College in building construction and estimating and has achieved State Certification from Fitchburg State college as an instructor for occupational education.

Mr. Raso is a member of the Labor Guild of Greater Boston and the National Building Museaum. He currently resides in Dedham, MA with is wife Anne and son Charles, Jr.

550 Medford Street • Charlestown, MA 02129 • 1-617-242-5500

ROBERT M. MULREY CPA
82 WEST BROADWAY
BOSTON, MA. 02127
OCTOBER 16, 1989

TO THE TRUSTEES OF
BRICKLAYERS & LABORERS NON PROFIT
2 PARK PLAZA SUITE 311
BOSTON, MA. 02116

THE ACCOMPANYING BALANCE SHEET OF BRICKLAYERS&LABORERS NON-PROFIT HOUSING AS OF JUNE 30, 1989, AND THE RELATED STATEMENTS OF INCOME AND CHANGES IN FINANCIAL POSITION FOR THE 12 MONTHS THEN ENDED HAVE BEEN COMPILED BY US.

A COMPILATION IS LIMITED TO PRESENTING IN THE FORM OF FINANCIAL STATEMENTS INFORMATION THAT IS THE REPRESENTATION OF MANAGEMENT. WE HAVE NOT AUDITED OR REVIEWED THE ACCOMPANYING FINANCIAL STATEMENTS AND, ACCORDINGLY, DO NOT EXPRESS AN OPINION OR ANY OTHER FORM OF ASSURANCE ON THEM. HOWEVER, WE DID BECOME AWARE OF A DEPARTURE FROM GENERALLY ACCEPTED ACCOUNTING PRINCIPLES THAT IS DESCRIBED IN THE FOLLOWING PARAGRAPH.

MANAGEMENT HAS ELECTED TO OMIT SUBSTANTIALLY ALL OF THE DISCLOSURES REQUIRED BY GENERALLY ACCEPTED ACCOUNTING PRINCIPLES. IF THE OMITTED DISCLOSURES WERE INCLUDED IN THE FINANCIAL STATEMENTS, THEY MIGHT INFLUENCE THE USER'S CONCLUSIONS ABOUT THE COMPANY'S FINANCIAL POSITION, RESULTS OF OPERATIONS, AND CHANGES IN FINANCIAL POSITION. ACCORDINGLY, THESE FINANCIAL STATEMENTS ARE NOT DESIGNED FOR THOSE WHO ARE NOT INFORMED ABOUT SUCH MATTERS.

Robert M. Mulrey

ROBERT M. MULREY CPA

BRICKLAYERS&LABORERS NON-PROFIT HOUSING
BALANCE SHEET
AS OF 6/30/89

ASSETS

CURRENT ASSETS			
CASH IN BANK	135,494		
BACK OF THE HILL	9,834,804		
CHARLESTOWN	4,153,753		
TREGOR TAX	55,397		
TOTAL CURRENT ASSETS		14,179,449	
TOTAL ASSETS			14,179,449 *

LIABILITIES & NET WORTH

CURRENT LIABILITIES			
CONSTRUCTION LOAN PAYABLE	6,659,254		
BUILD LOAN PAYABLE	6,042,000		
BRA LOAN PAYABLE	368,747		
ACCOUNTS PAYABLE	2,264,219		
ACCRUED INTEREST PAYABLE	76,477		
TOTAL CURRENT LIABILITIES		15,410,697	
STOCKHOLDERS EQUITY			
CONTRIBUTED CAPITAL	145,000		
RETAINED EARNINGS	185,332-		
CURRENT EARNINGS	1,190,916-		
TOTAL STOCKHOLDERS EQUITY		1,231,248-	
TOTAL LIABILITIES & NET WORTH			14,179,449 *

SEE ATTACHED REVIEW REPORT

BRICKLAYERS&LABORERS NON-PROFIT HOUSING
BALANCE SHEET
SUBSIDIARY SCHEDULE
AS OF 6/30/89

	CURRENT	BALANCE
CASH IN BANK		
CHECKING ACCOUNT - BOTH	39,422-	669
CHECKING ACCOUNT - NAVY	73,467	91,479
LINKAGE FUNDS - BOTH	511,196-	
MONEY MARKET FUND - BOTH	3,903-	1,347
ESCROW FUND BRA	42,000	42,000
* TOTAL	439,053-	135,494

CONSTRUCTION IN PROGRESS	
LAND COSTS - BOTH	1,790,000-
GENERAL CONTRACTOR - BOTH	8,144,491-
GENERAL CONTRACTOR - NAVY	2,877,125-
LEGAL FEES	59,529-
LEGAL FEES	51,061-
ARCHITECT	496,345-
ARCHITECT	279,715-
GEOTECHNICAL	62,622-
GEOTECHNICAL	41,246-
CIVIL ENGINEER	78,671-
CIVIL ENGINEER	12,309-
SURVEY	9,420-
SURVEY	38,633-
TESTING	15,940-
TESTING	2,609-
COST ESTIMATOR	15,260-
COST ESTIMATOR	19,215-
INSURANCE	33,774-
INSURANCE	21,331-
REAL ESTATE TAXES	17,668-
CONSULTANT	6,516-
UTILITIES	3,287-
FINANCING COSTS	21,335-
FINANCING COSTS	5,000-
APPRAISAL FEES	4,200-
CONSTRUCTION INTEREST	438,695-
CONSTRUCTION INTEREST	109,302-
LICENSES & PERMITS	105,675-
LICENSES & PERMITS	425-
MISCELLANEOUS	6,119-
MISCELLANEOUS	566-
LINKAGE FUNDS	917,440
LINKAGE FUNDS	204,842
* TOTAL	13,645,801-

SEE ATTACHED REVIEW REPORT

BRICKLAYERS&LABORERS NON-PROFIT HOUSING
BALANCE SHEET
BACK OF THE HILL PROJECT
AS OF 6/30/89

ASSETS

CURRENT ASSETS			
CASH IN BANK	44,015		
BACK OF THE HILL	9,834,804		
TREGOR TAX	37,267		
TOTAL CURRENT ASSETS		9,916,087	
TOTAL ASSETS			9,916,087 *

LIABILITIES & NET WORTH

CURRENT LIABILITIES			
CONSTRUCTION LOAN PAYABLE	2,968,638		
BUILD LOAN PAYABLE	6,042,000		
ACCOUNTS PAYABLE	2,097,570		
ACCRUED INTEREST PAYABLE	36,922		
TOTAL CURRENT LIABILITIES		11,145,130	
STOCKHOLDERS EQUITY			
CURRENT EARNINGS	1,229,043-		
TOTAL STOCKHOLDERS EQUITY		1,229,043-	
TOTAL LIABILITIES & NET WORTH			9,916,087 *

SEE ATTACHED REVIEW REPORT

BRICKLAYERS&LABORERS NON-PROFIT HOUSING
BALANCE SHEET
BACK OF THE HILL PROJECT
SUBSIDIARY SCHEDULE
AS OF 6/30/89

	CURRENT	BALANCE
CASH IN BANK		
CHECKING ACCOUNT - BOTH	39,422-	669
LINKAGE FUNDS - BOTH	511,196-	
MONEY MARKET FUND - BOTH	3,903-	1,347
ESCROW FUND BRA	42,000	42,000
* TOTAL	512,521-	44,015
CONSTRUCTION IN PROGRESS		
LAND COSTS - BOTH	1,790,000-	
GENERAL CONTRACTOR - BOTH	8,144,491-	
LEGAL FEES	59,529-	
ARCHITECT	496,345-	
GEOTECHNICAL	62,622-	
CIVIL ENGINEER	78,671-	
SURVEY	9,420-	
TESTING	15,940-	
COST ESTIMATOR	15,260-	
INSURANCE	33,774-	
REAL ESTATE TAXES	17,668-	
CONSULTANT	6,516-	
UTILITIES	3,287-	
FINANCING COSTS	21,335-	
APPRAISAL FEES	4,200-	
CONSTRUCTION INTEREST	438,695-	
LICENSES & PERMITS	105,675-	
MISCELLANEOUS	6,119-	
LINKAGE FUNDS	917,440	
* TOTAL	10,392,106-	

SEE ATTACHED REVIEW REPORT

BRICKLAYERS&LABORERS NON-PROFIT HOUSING
BALANCE SHEET
NAVY YARD
AS OF 6/30/89

ASSETS

CURRENT ASSETS			
CASH IN BANK	91,479		
CHARLESTOWN	4,153,753		
TREGOR TAX	18,130		
TOTAL CURRENT ASSETS		4,263,362	
TOTAL ASSETS			4,263,362 *

LIABILITIES & NET WORTH

CURRENT LIABILITIES			
CONSTRUCTION LOAN PAYABLE	3,690,615		
BRA LOAN PAYABLE	368,747		
ACCOUNTS PAYABLE	166,650		
ACCRUED INTEREST PAYABLE	39,555		
TOTAL CURRENT LIABILITIES		4,265,567	
STOCKHOLDERS EQUITY			
CURRENT EARNINGS	2,205-		
TOTAL STOCKHOLDERS EQUITY		2,205-	
TOTAL LIABILITIES & NET WORTH			4,263,362 *

SEE ATTACHED REVIEW REPORT

BRICKLAYERS&LABORERS NON-PROFIT HOUSING
BALANCE SHEET
NAVY YARD
SUBSIDIARY SCHEDULE
AS OF 6/30/89

	CURRENT	BALANCE
CASH IN BANK		
CHECKING ACCOUNT - NAVY	73,467	91,479
* TOTAL	73,467	91,479
CONSTRUCTION IN PROGRESS		
GENERAL CONTRACTOR - NAVY	2,877,125-	
LEGAL FEES	51,061-	
ARCHITECT	279,715-	
GEOTECHNICAL	41,246-	
CIVIL ENGINEER	12,309-	
SURVEY	38,633-	
TESTING	2,609-	
COST ESTIMATOR	19,215-	
INSURANCE	21,331-	
FINANCING COSTS	5,000-	
CONSTRUCTION INTEREST	109,302-	
LICENSES & PERMITS	425-	
MISCELLANEOUS	566-	
LINKAGE FUNDS	204,842	
* TOTAL	3,253,695-	

SEE ATTACHED REVIEW REPORT

BRICKLAYERS&LABORERS NON-PROFIT HOUSING
STATEMENT OF INCOME
FOR THE 12 MONTHS ENDING 6/30/89

	CURRENT ACTUAL	CURRENT PERCENT	YEAR TO DATE ACTUAL	YEAR TO DATE PERCENT
INCOME				
REAL ESTATE SALES	10,735,300	85.3	10,735,300	85.3
GRANTS	1,842,445	14.6	1,842,445	14.6
INTEREST	255	0.0	255	0.0
* TOTAL INCOME	12,578,000	100.0	12,578,000	100.0
COST OF GOODS SOLD				
REAL ESTATE COST	13,221,857	105.1	13,221,857	105.1
LEGAL FEES	27,953	0.2	27,953	0.2
CLOSING COSTS	30,287	0.2	30,287	0.2
* TOTAL COST OF GOODS SOLD	13,280,097	105.6	13,280,097	105.6
* GROSS PROFIT	702,096-	5.6-	702,096-	5.6-
ADMINISTRATIVE EXPENSES				
ADVERTISING	26,152	0.2	26,152	0.2
AUTO EXPENSE	1,772	0.0	1,772	0.0
CONDO FEES	30,096	0.2	30,096	0.2
EQUIPMENT RENTAL	3,198	0.0	3,198	0.0
INSURANCE EXPENSE	3,303	0.0	3,303	0.0
INTEREST	294,663	2.3	294,663	2.3
MAINTENANCE & REPAIRS	3,466	0.0	3,466	0.0
MARKETING EXPENSE	100	0.0	100	0.0
MISCELLANEOUS	135	0.0	135	0.0
OFFICE EXPENSE	2,052	0.0	2,052	0.0
PROFESSIONAL FEES	6,000	0.0	6,000	0.0
REAL ESTATE TAXES	339	0.0	339	0.0
SALARIES & WAGES	14,580	0.1	14,580	0.1
SECRETARIAL SERVICES	2,253	0.0	2,253	0.0
SECURITY SERVICES	60,024	0.5	60,024	0.5
PAYROLL TAXES	1,095	0.0	1,095	0.0
TELEPHONE	2,117	0.0	2,117	0.0
UTILITIES	37,475	0.3	37,475	0.3
* TOTAL ADMINISTRATIVE EXPE	488,820	3.9	488,820	3.9
* NET INCOME (LOSS)	1,190,916-	9.5-	1,190,916-	9.5-

SEE ATTACHED REVIEW REPORT

BRICKLAYERS&LABORERS NON-PROFIT HOUSING
STATEMENT OF INCOME
BACK OF THE HILL PROJECT
FOR THE 12 MONTHS ENDING 6/30/89

	CURRENT ACTUAL	CURRENT PERCENT	YEAR TO DATE ACTUAL	YEAR TO DATE PERCENT
INCOME				
REAL ESTATE SALES	9,506,800	87.0	9,506,800	87.0
GRANTS	1,425,000	13.0	1,425,000	13.0
INTEREST	255	0.0	255	0.0
* TOTAL INCOME	10,932,055	100.0	10,932,055	100.0
COST OF GOODS SOLD				
REAL ESTATE	11,801,777	108.0	11,801,777	108.0
LEGAL FEES	12,500	0.1	12,500	0.1
CLOSING COSTS	26,784	0.2	26,784	0.2
* TOTAL COST OF GOODS SOLD	11,841,061	108.3	11,841,061	108.3
* GROSS PROFIT	909,006-	8.3-	909,006-	8.3-
ADMINISTRATIVE EXPENSES				
ADVERTISING	26,152	0.2	26,152	0.2
AUTO	1,772	0.0	1,772	0.0
CONDO FEES	30,096	0.3	30,096	0.3
EQUIPMENT RENTAL	3,198	0.0	3,198	0.0
INSURANCE	2,387	0.0	2,387	0.0
INTEREST	170,309	1.6	170,309	1.6
MAINTENANCE & REPAIRS	3,466	0.0	3,466	0.0
MARKETING EXPENSE	100	0.0	100	0.0
MISCELLANEOUS	70	0.0	70	0.0
OFFICE	1,966	0.0	1,966	0.0
PROFESSIONAL FEES	4,000	0.0	4,000	0.0
REAL ESTATE TAXES	463	0.0	463	0.0
SALARIES & WAGES	14,580	0.1	14,580	0.1
SECRETARIAL SERVICES	2,253	0.0	2,253	0.0
SECURITY SERVICES	43,344	0.4	43,344	0.4
PAYROLL TAXES	1,095	0.0	1,095	0.0
TELEPHONE	2,117	0.0	2,117	0.0
UTILITIES	31,187	0.3	31,187	0.3
* TOTAL ADMINISTRATIVE EXPE	338,555	3.1	338,555	3.1
* NET INCOME (LOSS)	1,247,561-	11.4-	1,247,561-	11.4-

SEE ATTACHED REVIEW REPORT

BRICKLAYERS&LABORERS NON-PROFIT HOUSING
STATEMENT OF INCOME
NAVY YARD
FOR THE 12 MONTHS ENDING 6/30/89

	CURRENT ACTUAL	CURRENT PERCENT	YEAR TO DATE ACTUAL	YEAR TO DATE PERCENT
INCOME				
REAL ESTATE SALES	1,228,500	74.6	1,228,500	74.6
GRANTS	417,445	25.4	417,445	25.4
* TOTAL INCOME	1,645,945	100.0	1,645,945	100.0
COST OF GOODS SOLD				
REAL ESTATE	1,420,080	86.3	1,420,080	86.3
LEGAL FEES	15,452	0.9	15,452	0.9
CLOSING COSTS	3,503	0.2	3,503	0.2
* TOTAL COST OF GOODS SOLD	1,439,035	87.4	1,439,035	87.4
* GROSS PROFIT	206,910	12.6	206,910	12.6
ADMINISTRATIVE EXPENSES				
INSURANCE	917	0.1	917	0.1
INTEREST	124,354	7.6	124,354	7.6
MISCELLANEOUS EXPENSE	65	0.0	65	0.0
OFFICE	86	0.0	86	0.0
PROFESSIONAL FEES	2,000	0.1	2,000	0.1
REAL ESTATE TAXES	124-	0.0-	124-	0.0-
SECURITY SERVICES	16,680	1.0	16,680	1.0
UTILITIES	6,287	0.4	6,287	0.4
* TOTAL ADMINISTRATIVE EXPE	150,265	9.1	150,265	9.1
* NET INCOME (LOSS)	56,644	3.4	56,644	3.4

SEE ATTACHED REVIEW REPORT

The proposed development conforms to Article 42F ("HarborPark District/Charlestown Navy Yard") of the Boston Zoning Code. Building 104 is located in a Housing Priority Area (see Map).

Consistency with City of Boston's Development Priorities
The development of the Navy Yard is one of the City's key development initiatives. Central to this initiative is the development of affordable housing and the preservation of historic buildings within the architectural context of the Charlestown Navy Yard.

The rehabilitation of building 104 into 46 units of limited equity cooperatives is an opportunity to provide additional elderly housing in the Navy Yard, as well as to preserve a badly deteriorated structure which is representative of the original historic fabric of the Navy Yard.

The Charlestown Navy Yard Master Plan
Building 104 is within the boundaries of the Navy Yard's Housing Special Study area. The Housing Special Study Area was established to maximize the development of affordable and elderly housing in the Navy Yard. The development's proposal of 46 affordable limited equity cooperative units for elderly housing is consistent with the Master Plan. The Plan calls for the creation of affordable housing in Building 104 as well as for an increase in the number of elderly housing in the Charlestown community.

Furthermore, The Program of Preservation and Utilization governs the rehabilitation of buildings in the Historic Monument Area of the Navy Yard, in which Building 104 is located. Historically, Building 104 was built in 1901 and served as the ship repair shop. It was erected as a 3 story structure with steel frame and brick masonry which was modified in 1939 to its present 4 story form.

Presently, the rehabilitation plans for this new housing will not only enhance the essential form and integrity of this historic property but it will also improve the quality and quantity of elderly housing in the neighborhood.

Map Amendment Application No. 313
Boston Redevelopment Authority
Harborpark District: Charlestown
Waterfront: Charlestown Navy Yard

MAP AMENDMENT NO. 253

*EFFECTIVE
December 21, 1990

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing does hereby amend "Map 2 Charlestown," "Map 2C Harborpark District: Charlestown Waterfront," and "Map 1E Harborpark District: North End/Downtown Waterfront," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as follows:

1. By changing the following boundary lines from the dashed-line district boundary to a solid-line subdistrict boundary.

   On Map 2C:

   (a) Southeasterly boundary of William J. Barry Playground Recreation Open Space Subdistrict

   (b) Southerly boundary of Charlestown Maritime Economy Reserve Subdistrict

   On both Map 2C and Map 1E:

   (c) Northeasterly boundary of Charlestown Gateway Subdistrict

   (d) Northerly and northeasterly boundaries of North End Waterfront Subdistrict

2. By adding to Map 2C the zoning for the Charlestown Navy Yard Subdistrict as shown on the attached map (attachment 1), entitled "Harborpark District/Charlestown Navy Yard/Proposed Zoning."

3. By adding to said Map 2C, to the left of the Charlestown Navy Yard Subdistrict area, the attached legend (attachment 2), for the zoning added in item 2 above.

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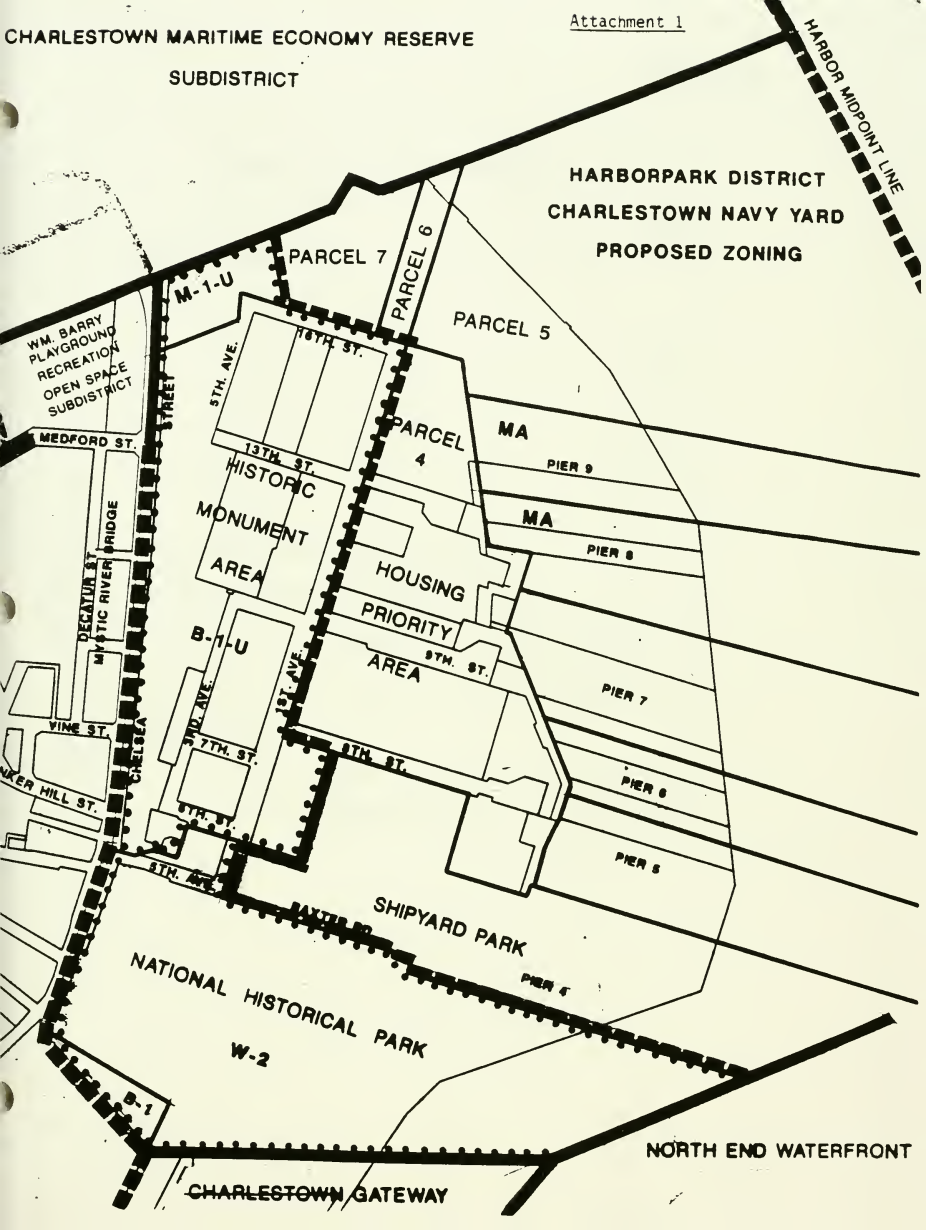
*Date of public notice: November 19, 1990 (see St. 1956, c. 665, s.5).

NPZ23/16.RPT
121290/1

4. By deleting from "Map 2 Charlestown" all the zoning lines and designations within the boundary of the area of the Charlestown Navy Yard Subdistrict as established in items 2 and 3 above; by extending accordingly on said Map 2 the boundary of the Harborpark District; and by inserting within the Charlestown Navy Yard area on said Map 2 the following words:

Harborpark District
See Map 2C

Attachment 1



CHARLESTOWN NAVY YARD SUBDISTRICT

Parcel or Pier Boundary

Map Key	Maximum Height
New Development Area:	
Housing Priority Area	65'
Parcel 4	90'/135'*
Parcel 5	110'
Parcel 6	125'
Parcel 7	155'
Pier 5	55'/75'*
Pier 7	35'
Piers 6, 8, 9	35'
Shipyard Park: OS (Open Space) Subdistrict	
**Historic Monument Area (Special Study Area 1) B-1-U, M-1-U	*See Section 8-7, Table B*
**National Historical Park (Special Study Area 2) W-2, B-1	*See Section 8-7, Table B*

*See Section 42F-12.2
**See Section 42F-12.5

See Article 42F

Map Amendment Application No. 313 Map Amendment No. 253

Richard B. Fenton
Chairman

R. L. Mann
Vice Chairman

Jean M. McGrath

Joseph W. Joyce

T. O. Zolman

Robert T. Nelson

Leonard H. Hammond, Jr.

Edward J. D'Agostino, Jr.

In Zoning Commission Adopted December 11, 1990

Attest: Marguerite Holdsworth
Secretary

Map Amendment Application No. 313 Map Amendment No. 253

Mayor, City of Boston

Date: December 21, 1990

The foregoing amendment was presented to the Mayor on December 13, 1990, and was signed by him on December 21, 1990, whereupon it became effective on December 21, 1990, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: Marguerite Shedd
Secretary to the Zoning Commission

Charlestown

Neighborhood Council
26 Mt. Vernon Street
Charlestown, MA 02129

April 24, 1990

Mr. Tom McIntyre, President
Bricklayers and Laborers Non-profit Hosing
P.O. Box 1140
Boston, MA 02130

Dear Mr. McIntyre:

On behalf of the Charlestown Neighborhood Council, I am writing to endorse the concept for the redevelopment of Building 104 in the Navy Yard to accommodate forty-six elderly housing units. The redevelopment of Building 104 as elderly housing is in accordance with the Neighborhood Council's approval of the October 1990 Charlestown Navy Yard Master Plan and is in keeping with the 25% affordability guidelines stated therein.

The Charlestown Neighborhood Council is anxious to meet with you to review the budget and final plans for your project.

Sincerely,

Thomas Cunha

Thomas Cunha, Chairman
Housing and Development Committee

ATTACHMENT L

Building 104
Objectives and Philosophy

The Navy Yard--and its main street, First Avenue--is demarked by:

(1) a series of strong, gable-ended buildings marching down First Avenue, and

(2) a series of long, linear buildings to the south of First Avenue perpendicular to the water.

Any renovation of existing buildings must fully respect these two formal characteristics. Our plan for Building 104 is based on the absolute intention to preserve the mass and form of the existing building and maintain its appearance as one is looking down First Avenue.

Form, Character, Flavor of the Shipyard: Equipping it for a New and Useful Life

THe new addition does not disrupt the essential form and integrity of this historic property. Every effort has been made to ensure that the changes made to the building do not change the building size, scale, color, material or fundamental character of either the building or its historic environment. The program calls for 46 units of elderly housing. The proposed design of Building 104 balances the need for outdoor space which can only exist within the building envelope while preserving the essential form and integrity of the building. The first Bricklayers development in the Navy Yard, the Charlestown Navy Yard Rowhouses, took into account the fabric of the Navy Yard embodied in buildings such as Building 104, and this development will likewise make every effort to be understanding of the building and the site.

The design seeks to protect and maintain the essential character of the building. Damaged by time and thoughtless alteration, the bold gable end fronting on First Avenue and the long, brick side walls--typical of the linear pattern of the Navy Yard--will be retained. Where roof sections are removed to provide light and air to open space below, steel framing will maintain the form and mass of the building.

The design seeks to repair the significant architectural features of the edifice. The structural slab beneath the existing slate roof is badly deteriorated and removal of the slate is required. It is hoped that during the removal process the old slate can be re-used over the new roof decking. Likewise, copper eaves materials and granite stringcoursing will be repaired wherever possible.

Renovation

Where existing special features such as roof ventilators are too badly deteriorated to allow for roof repair, they will be replaced with accurate form and detailing using appropriate materials. The large arched openings on the east elevation, now crudely filled with mismatched brick and plywood, will be refitted with historically accurate wood-sash windows.

Damage to the structure caused by previous additions and demolitions will be repaired by new construction. The eastern side of the building, ravaged by the demolition of the 1939 wing, will be rebuilt so that the original symmetrical form of the 1901 building will be recreated.

Because intended alterations to create open space are of a subtractive nature, the essential original form is retained. Present actions could be reversed should a future use of the building not require the open space provided.

The renovation will repair or replace significant features with appropriate materials. The large arched openings will be refitted with wood-sash windows. Some non-original openings will be developed in the First Avenue façade to allow units on this end access to light and air.

Summary

- First Avenue vista will be preserved, façade fully restored and replaced . This is respectful not onluy of New Development Area, but also of adjacent Historical Monument Area. Rehab project is pivotal because of placement.

- All specific site gudelines adhered to. Spirit of all general gudelines, and letter of most, adhered to. Can't have recreational space at all without open space.

- Preservation and rehabilitation of a historic building in compliance with all appropriate historic and design guidelines.

29-Apr-91

Charlestown Navy Yard
29-Apr-91
Building 104/46 Unit Rental
30 Low & 16 Mod

Year:	1	2	3	4	5	6	7	8	9	10
REVENUE										
Rent: (4% Inflator)										
Rent: 1BR Market	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent: 2BR Market	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent: 3BR Market	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent: SRO Low Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent: 1BR Low Income	$297,360	$309,254	$321,625	$334,490	$347,869	$361,784	$376,255	$391,305	$406,958	$423,236
Rent: 2BR Low Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent: 3BR Low Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent: 4BR Low Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent: 1BR Low (60%)	$90,055	$93,657	$97,403	$101,299	$105,351	$109,566	$113,948	$118,506	$123,246	$128,176
Rent: 2BR Low (60%)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent: 3BR Low (60%)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent: 4BR Low (60%)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
UDAG Payment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Parking	$27,000	$28,080	$29,203	$30,371	$31,586	$32,850	$34,164	$35,530	$36,951	$38,429
Laundry	$4,416	$4,593	$4,776	$4,967	$5,166	$5,373	$5,588	$5,811	$6,044	$6,285
Commercial	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal	$418,831	$435,584	$453,007	$471,128	$489,973	$509,572	$529,955	$551,153	$573,199	$596,127
Vacancy Factor	$14,764	$15,355	$15,969	$16,608	$17,272	$17,963	$18,681	$19,428	$20,206	$21,014
NET REVENUE	$404,067	$420,230	$437,039	$454,520	$472,701	$491,609	$511,273	$531,724	$552,993	$575,113
Lease-up Reserve	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
GROSS REVENUE	$404,067	$420,230	$437,039	$454,520	$472,701	$491,609	$511,273	$531,724	$552,993	$575,113
EXPENSES (5% Inflator)										
Residential	$207,000	$217,350	$228,218	$239,628	$251,610	$264,190	$277,400	$291,270	$305,833	$321,125
Parking Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENSES	$207,000	$217,350	$228,218	$239,628	$251,610	$264,190	$277,400	$291,270	$305,833	$321,125
NET OPERATING INCOME	$197,067	$202,880	$208,821	$214,892	$221,091	$227,419	$233,874	$240,455	$247,160	$253,988
NET OPERATING INCOME	$197,067	$202,880	$208,821	$214,892	$221,091	$227,419	$233,874	$240,455	$247,160	$253,988
Debt Cover 1.10	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048
DEBT SERVICE	$260,485	$260,485	$260,485	$260,485	$260,485	$260,485	$260,485	$260,485	$260,485	$260,485
PROFIT/(DEFICIT)	($63,418)	($57,605)	($51,664)	($45,593)	($39,394)	($33,066)	($26,611)	($20,030)	($13,325)	($6,497)
Rental Subsidy Fund	$89,467	$83,654	$77,712	$71,642	$65,442	$59,115	$52,660	$46,079	$39,373	$32,545
TOTAL PROFIT/(LOSS)	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048
Debt Coverage Ratio	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10

Total Loan Amount	$2,455,570		
Loan Supported by NOI	$1,612,175		
Debt Service Constant	0.10607925	0.10608	10.00%
NPV Subsidy Fund (7.5%)	$474,850		
NPV to Yr. 0	$410,903		

29-Apr-91

Year:	11	12	13	14	15	16
REVENUE						
Rent: (4% Inflator)						
Rent: 1BR Market	$0	$0	$0	$0	$0	$0
Rent: 2BR Market	$0	$0	$0	$0	$0	$0
Rent: 3BR Market	$0	$0	$0	$0	$0	$0
Rent: SRO Low Income	$0	$0	$0	$0	$0	$0
Rent: 1BR Low Income	$440,165	$457,772	$476,083	$495,126	$514,931	$535,529
Rent: 2BR Low Income	$0	$0	$0	$0	$0	$0
Rent: 3BR Low Income	$0	$0	$0	$0	$0	$0
Rent: 4BR Low Income	$0	$0	$0	$0	$0	$0
Rent: 1BR Low (60%)	$133,303	$138,635	$144,181	$149,948	$155,946	$162,184
Rent: 2BR Low (60%)	$0	$0	$0	$0	$0	$0
Rent: 3BR Low (60%)	$0	$0	$0	$0	$0	$0
Rent: 4BR Low (60%)	$0	$0	$0	$0	$0	$0
UDAG Payment	$0	$0	$0	$0	$0	$0
Parking	$39,967	$41,565	$43,228	$44,957	$46,755	$48,625
Laundry	$6,537	$6,798	$7,070	$7,353	$7,647	$7,953
Commercial	$0	$0	$0	$0	$0	$0
Subtotal	$619,972	$644,771	$670,562	$697,384	$725,280	$754,291
Vacancy Factor	$21,854	$22,729	$23,638	$24,583	$25,567	$26,589
NET REVENUE	$598,118	$622,042	$646,924	$672,801	$699,713	$727,702
Lease-up Reserve	$0	$0	$0	$0	$0	$0
GROSS REVENUE	$598,118	$622,042	$646,924	$672,801	$699,713	$727,702
EXPENSES (5% Inflator)						
Residential	$337,181	$354,040	$371,742	$390,329	$409,846	$430,338
Parking Garage	$0	$0	$0	$0	$0	$0
Commercial	$0	$0	$0	$0	$0	$0
TOTAL EXPENSES	$337,181	$354,040	$371,742	$390,329	$409,846	$430,338
NET OPERATING INCOME	$260,936	$268,002	$275,182	$282,472	$289,867	$297,363
NET OPERATING INCOME	$260,936	$268,002	$275,182	$282,472	$289,867	$297,363
Debt Cover 1.10	$26,048	$26,048	$26,048	$26,048	$26,048	$26,048
DEBT SERVICE	$260,485	$260,485	$260,485	$260,485	$260,485	$260,485
PROFIT/(DEFICIT)	$451	$7,517	$14,697	$21,987	$29,382	$36,878
Rental Subsidy Fund	$25,597	$18,531	$11,352	$4,062	$0	$0
TOTAL PROFIT/(LOSS)	$26,048	$26,048	$26,048	$26,048	$29,382	$36,878
Debt Coverage Ratio	1.10	1.10	1.10	1.10	1.11	1.14

McPHAIL ASSOCIATES, INC.
Geotechnical Engineers

November 9, 1990

Bricklayers and Laborers Non-Profit Housing Corporation
2 Park Plaza; Suite 312
Boston, MA 02116

Attention: Mr. Thomas MacIntyre

Reference: Building 104, Charlestown Navy Yard; Boston, Massachusetts
Preliminary Assessment Report

Gentlemen:

Enclosed herewith are three (3) copies of our environmental Preliminary Assessment Report for the property occupied by Building 104 in the former Naval Shipyard area of Charlestown, Massachusetts. Refer to the Project Location Plan (Figure 1) for the general site locus.

This work was performed and this report prepared in accordance with our proposal dated May 15, 1990 and the subsequent authorization of Mr. Thomas MacIntyre of the Bricklayers and Laborers Non-Profit Housing Corporation dated August 6, 1990.

This report is intended to satisfy the requirements of a Preliminary Assessment as described in 310 CMR 40.541 of the Massachusetts Contingency Plan (310 CMR 40.00), which was implemented on October 3, 1988 by the Massachusetts Department of Environmental Protection pursuant to the Massachusetts Oil and Hazardous Materials Release and Prevention Act (MGL Chapter 21E).

Based upon the studies conducted to date, we have found no indication of a release or threat of release of oil or hazardous materials at the subject site. However, this does not preclude the presence of oil or hazardous materials within the soil and/or groundwater at the subject site, the detection of which would be only by chemical testing which is beyond the scope of a Preliminary Assessment.

Purpose and Scope

Our preliminary assessment included:

1. A visual inspection of the site and the surrounding property for visual or olfactory evidence of oil and/or hazardous materials;

30 Norfolk Street
Cambridge, Massachusetts 02139
617/868-1420

McPHAIL ASSOCIATES, INC.
Geotechnical Engineers

2. Interviews with representatives of the Boston Redevelopment Authority, the current property owners;

3. A records search at the offices of the City of Boston including the Fire Department, the Assessors Office and the Boston Redevelopment Authority;

4. A records search at the National Park Service Historical Office for historical information regarding site development;

5. A records search at the Massachusetts Department of Environmental Protection (DEP) Northeast Regional Office in Woburn for reports of incidents involving releases of oil or hazardous materials on or in the vicinity of the subject parcel; and

6. Observation of four (4) soil borings on the property associated with our subsurface investigation and foundation design study; and

7. Screening of representative soil samples with an HNU photoionizer.

Site Conditions

The subject site is a rectangular shaped parcel of approximately 210 feet by 112 feet designated as Building 104 and located in the Charlestown Navy Yard, formerly known as the Boston Naval Shipyard, in the Charlestown area of Boston, Massachusetts. A 20-scale site plan indicating the location of the existing structure, property boundaries and soil boring locations is enclosed as Figure 2.

Fronting on First Avenue to the north, the site is bounded by a parking structure to the east and the Shipways condominium development to the south and west. The site is currently owned by the Boston Redevelopment Authority and is occupied almost entirely by a vacant 2-story steel frame structure having masonry exterior walls. The only portion of the site not currently occupied by Building 104 is a 122-foot by 24-foot area at the northeast corner of the site where a portion of Building 104 has been removed.

In general, the area surrounding the site is occupied by a number of older shipyard buildings as well as some newer buildings utilized for both residential and commercial purposes. The west end of the former Navy Yard is a National Park. Boston Inner Harbor is located several hundred feet to the south of the site.

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The former Charlestown Navy Yard area is serviced by public utilities including water, sanitary sewers and storm drains.

A visual inspection of the subject site was performed by an engineer from our office for the purpose of noting present conditions relative to this environmental site assessment. A complete Potential Oil/Hazardous Material Release Site Preliminary Assessment Report is contained in the enclosed Appendix A.

The ground level of the building consists of a concrete slab-on-grade which is essentially coincident with the adjacent exterior ground surface. A number of concrete utility trenches and vaults within the concrete floor slab containing piping and duct work were observed.

Across the surface of the slab, we observed numerous piles of trash, and wooden molds formerly utilized in the shipbuilding process. The remainder of the two story building was completely cleaned-out. No evidence of the presence of above or below-grade oil or hazardous materials storage tanks was observed.

No visual or olfactory evidence of oil or hazardous materials above normal background levels was observed within the building or around the exterior perimeter of the building.

Site History

Our investigation into the site history conducted at the National Park Service Historical Office and at the Boston Redevelopment Authority, indicates that the U.S. Naval occupation of the site began in 1800. Between the 1820's and the 1840's, the area of the subject site was reclaimed from Boston Harbor by filling. It is understood that the fill material used to reclaim the site consisted of sand and construction debris from other parts of the Navy Yard.

Building 104 was constructed in about 1901 and was utilized as a shipfitters shop for preparing and cataloging metal ship part molds until the early 1970's. The molds, many of which are still present within the building, are made of wood.

The current structure is the remaining northern portion of the original Building 104 structure which occupied an approximately 450-foot by 112-foot plan area. A former addition to Building 104 which occupied an approximately 100-foot by 400-foot rectangular plan area oriented along an east-west

axis and joined to the current Building 104 along the north portion of its east side has subsequently been demolished.

Based upon information provided by the Boston Redevelopment Authority, it is understood that during the service life of the building it was equipped with a number of utilities including sanitary, storm drain, water, steam, compressed air, natural gas, oxygen and electricity. Electric power was provided from a substation located in Building 106. Steam utilized for heating purposes was supplied by a remote Central Plant. Our review of the available information found no record of the presence of above or below-grade fuel oil or hazardous material storage tanks on the subject site.

Records Search

Based upon information made available to us, the City of Boston Fire Department has no record of permits being issued for oil storage tanks either above or below ground at the subject site address.

A file search at the Commonwealth of Massachusetts Department of Environmental Protection (DEP) Regional Office in Woburn, Massachusetts included a review of the Miscellaneous Files of Oil and Hazardous Waste for the City of Boston - Charlestown; the List of Confirmed Disposal Sites and Locations To Be Investigated dated January 15, 1990; the Sites Database dated July 19, 1990; the Spills Database dated June 30, 1990; the RCRA Generator, Storage and Transporter Files and the Water Supply Protection Atlas.

Our review of the available information indicated that several minor spills have occurred in the Charlestown Navy Yard; however, none is considered to have had any impact on the subject site.

The available information in the DEP files included an environmental site assessment report entitled "Site Assessment Summary, Parcel 1A (Building 197), Eight Street, Former Boston Naval Shipyard, Charlestown; Massachusetts" prepared by GHR Engineering Associates, Inc. and dated June 17, 1987. According to the above referenced report, relatively minor levels of volatile organics and heavy metals were detected in the groundwater at Parcel 1A, however, the levels detected were generally within drinking water standards. Given that the Parcel 1A site is located on the waterfront about 1000 feet southwest of Building 104, and therefore generally downgradient of the subject site, it is considered unlikely that the groundwater quality at Parcel 1A has any significant influence on the subject site.

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Subsurface Conditions

A subsurface investigation consisting of four (4) soil borings and installation of one groundwater observation well was completed at the project site during September, 1990, by Carr-Dee Corp. of Medford, Massachusetts under contract to McPhail Associates, Inc.

The soil borings indicate that the existing ground level slab-on-grade is immediately underlain by a 9 to 16-foot thick deposit of loose to compact granular fill which was utilized to reclaim the site from the adjacent Boston Harbor. In general, the fill is underlain by successive 1 to 2-foot thick organic and marine deposits of firm dark brown fibrous peat and compact gray silt and fine sand representing the original harbor bottom.

Next is a relatively thick deposit of stiff gray silty clay. The thickness of the clay deposit increases from approximately 33 feet to about 38 feet from north to south across the site. The silty clay deposit is underlain by a deposit of dense glacial till which is known to be plastered directly on the bedrock surface.

The glacial till deposit consists of a dense well-graded mixture of silt, sand and gravel containing a trace of clay and occasional cobbles and boulders. All of the boreholes were terminated between 5 and 9 feet below the surface of the glacial till deposit.

Groundwater was observed with the observation well installed in completed borehole B-4 to be approximately 5 feet below the existing ground level slab. Due to the proximity of the project to Boston Harbor, it is anticipated that the groundwater levels may be influenced by tidal fluctuations as well as other factors such as normal seasonal fluctuations, periods of heavy precipitation and alterations of existing drainage patterns.

Soil boring logs prepared by Carr-Dee Corp. are presented in Appendix B following the text of this report. Also included is a groundwater monitoring report for the observation well installed in completed boring B-4.

No visual or olfactory evidence of the presence of oil or hazardous materials was observed in the soil samples obtained from the soil borings above normal background levels for a filled formerly industrialized urban site.

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Screening of Subsurface Soil Samples for Total Volatile Organics

Forty-six (46) subsurface soil samples obtained from the four (4) soil borings were placed in screw-top glass jars and tightly capped prior to performing measurements on the air contained above the sample in each jar using an HNU Systems, Inc. PI-101 photoionization chamber. The analytical results provide a general indication of the presence of volatile organic compounds in the soils at the site.

Prior to, during and immediately following testing of the soil samples, the background level of volatile organic compounds in the air of our soils laboratory was typically 0.2 parts per million (ppm).

Soil samples obtained from the borings exhibited HNU readings typically ranging from 0.2 to 1.0 ppm. These levels are considered to be normal background readings. A summary of the HNU headspace readings for each soil sample is contained in Appendix C.

The DEP currently uses 10 ppm as a permissible exposure limit above which contamination by volatile organics is assumed to have occurred. Hence, based on the screening for total volatile organics, it is considered that volatile organics do not have a present impact or threat of impact on the subsurface soils at the site.

Summary and Conclusions

In conclusion, based upon the studies conducted to date, we have found no indication of the presence of a release of oil or hazardous materials at the subject site. Further, we have found no evidence that other DEP listed spills or sites in the Charlestown Navy Yard area have an impact or pose a threat of impact on the subject site.

However, this does not preclude the presence of oil or hazardous materials within the soil and/or groundwater at the subject site.

The above observations were made under the conditions stated above and in the enclosed Potential Oil/Hazardous Material Release Site Preliminary Assessment Report.

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The purpose of this report was to assess the physical characteristics of the property known as Building 104 located on First Avenue in the former Charlestown Naval Shipyard in Boston, Massachusetts with regard to the release of hazardous materials or oil, as defined in Massachusetts General Laws Chapter 21E and the Massachusetts Contingency Plan 310 CMR 40.00.

No attempt was made to check on the compliance of present or past owners of the site with federal, state or local laws and regulations except as otherwise documented herein.

McPhail Associates, Inc. did not perform testing or analyses to determine the presence or concentration of asbestos or urea formaldehyde at the site or in the environment at the site.

This study and report have been prepared on behalf of and for the exclusive use of the Bricklayers and Laborers Non-Profit Housing Corporation for use in an environmental evaluation of the site as it relates to financing of the property.

This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party nor used in whole or in part by any other party without prior written consent of McPhail Associates, Inc. However, McPhail Associates, Inc. acknowledges and agrees that this report may be conveyed to the financing institution associated with the proposed renovation of Building 104 into affordable housing for which McPhail Associates, Inc. has currently been engaged.

This report has been prepared in accordance with current generally accepted geoenvironmental practices. No other warranty, expressed or implied, is made.

We trust this sufficient for your present requirements. Should you have any questions concerning the enclosed, please do not hesitate to call us.

Very truly yours,

McPHAIL ASSOCIATES, INC.

Ambrose J. Donovan

Robert C. Hoyler, P.E.

2303 AJD/ajd

OMB Approval No. 2502-0118 (Exp. 5-31-89)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING - FEDERAL HOUSING COMMISSIONER AND
U.S. DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

PREVIOUS PARTICIPATION CERTIFICATION

PART I - CERTIFICATE *(To be completed By Principals of Multifamily Projects.)*

1. TO: *(Name and City of HUD Area Office or USDA-FmHA District Office where the Application is Filed.)*

2. PROJECT NAME, I.D., OR PROJECT NUMBER AND CITY, STATE CONTAINED IN THE APPLICATION
Building 104 Charlestown Navy Yard
First Ave., Charlestown, MA 02129
ALSO:
SECTION 8 CONTRACT NUMBER

3. LOAN OR CONTRACT AMOUNT
$

4. NUMBER OF UNITS OR BEDS
46 Units

5. SECTION OF ACT *(If known)*

6. TYPE OF PROJECT *(Check One)*
☐ Existing ☒ Rehabilitation
☐ Proposed *(New)*

LIST OF ALL PROPOSED PRINCIPAL PARTICIPANTS

7. Alphabetical List of the Full Names *(last name first)* and Address of all known principals and affiliates *(people, businesses and organizations)* proposing to participate in the project described above.	8. Role of Each Principal	9. Expected % Interest in Ownership	10. Social Security or IRS Employer Number
Bricklayers & Laborers Charlestown Non-Profit Development Corp., Bd. of Directors			
Mr. Thomas McIntyre, President	President	NA	026-22-3253

CERTIFICATION

I *(meaning the individual who signs as well as the corporations, partnerships or other parties listed above who certify)* hereby apply to HUD or USDA-FmHA, as the case may be, for approval to participate as a principal in the role and project listed above based upon my following previous participation record and this Certificate.

I certify that all the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and Exhibits signed by me and attached to this form.

A. I further certify that:

1. Schedule A contains a listing of every assisted or insured project of HUD, USDA-FmHA and State and Local Government housing finance agencies in which I have been or am now a principal.
2. For the period beginning 10 years prior to the date of this certification, and except as shown by me on the certificate,
   a. No mortgage on a project listed by me has ever been in default, assigned to the Government or foreclosed, nor has mortgage relief by the mortgagee been given;
   b. I have not experienced defaults or noncompliances under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
   c. To the best of my knowledge, there are no unresolved findings raised as a result of HUD audits, management reviews or other Governmental investigations concerning me or my projects;
   d. There has not been a suspension or termination of payments under any HUD assistance contract in which I have had a legal or beneficial interest attributable to my fault or negligence;
   e. I have not been convicted of a felony and am not presently, to my knowledge, the subject of a complaint or indictment charging a felony. *(A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);*
   f. I have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency.
   g. I have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond.
3. All the names of the parties, known to me to be principals in this project(s) in which I propose to participate, are listed above.
4. I am not a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in HUD's Standard of Conduct in 24 CFR 0.735.205(e)(2)/USDA's Standard of Conduct in 7 CFR Part O Subpart B.
5. I am not a principal participant in an assisted or insured project this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification have not been filed with HUD or FmHA.
6. To my knowledge I have not been found by HUD or FmHA to be in noncompliance with any applicable civil rights laws.

B. *(APPLICABLE TO GENERAL PARTNERS OR PROJECT OWNERS ONLY)*
All the parties who are principals or who are proposed as principals here are listed above and no principals or identities of interest are concealed or omitted.

C. I am not a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.

D. Statements above *(if any)* to which I cannot certify have been deleted by striking through the words with a pen. I have initialed each deletion *(if any)* and have attached a true and accurate signed statement *(if applicable)* to explain the facts and circumstances which I think helps to qualify me as a responsible principal for participation in this project.

Typed or Printed Name of Principal	Signature of Principal	Title, Role or Capacity	Date	Area Code and Telephone No.
Thomas McIntyre	Thomas McIntyre	President	4/30/91	(617) 277-8014

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code, Section 1001 and Section 1010.	THIS FORM WAS PREPARED BY *(Please print name)*	AREA CODE & TELEPHONE NO.

REPORT OF INSPECTOR GENERAL - INTERNAL PROCESSING ONLY

THE INDICES OF THE INSPECTOR GENERAL'S OFFICE HAVE BEEN CHECKED FOR THE NAMES OF THE PRINCIPALS LISTED IN PART I ABOVE AND: ☐ a. WE HAVE NO INFORMATION; OR ☐ b. WE HAVE INFORMATION AND A REPORT IS ATTACHED

DATE	TITLE	SIGNATURE

SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS

By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA-FmHA, State and Local Housing Finance Agencies.

NOTE: Read and follow the attached instructions sheet carefully. Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If you have no previous projects write by your name - "No previous participation - First Experience.

1. List each Principal's Name *(List in Alphabetical Order, Last Name First)*	2. List Previous Projects *(Give the I.D. Number, Project Name, City of Location, Government Agency involved and Number of Units in the Project)*	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."	5. RESERVED FOR HUD PROCESSING

PART II - INTERNAL PROCESSING ONLY

1. Received by the Field Office, checked by me for accuracy and completeness and found ready for processing:

DATE | FTS TELEPHONE NUMBER

SUPERVISOR, PROCESSING CONTROL AND REPORTS UNIT

2. TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Washington, D.C.
A review of the records and project files of this office relative to the above listed parties and projects reveals:

☐ A. No adverse information, Form HUD-2530 approval is recommended; ☐ B. Problems exist, my memorandum on them is attached.

DIRECTOR OF HOUSING

PROCESSING IS AUTHORIZED

DATE | NAME OF AREA MANAGER